

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 16, 2004

Division: Growth Management

Bulk Item: Yes No X

Department: Planning

AGENDA ITEM WORDING:

Briefing on proposed acquisition priorities for upland native habitat areas not included in the proposed moratorium as requested by the Board of County Commissioners.

ITEM BACKGROUND:

Discussions on the proposed moratorium and implementation of the Carrying Capacity Study as required in Rule 28-20.100 has resulted in much discussion on the preservation of the remaining upland native habitat in the Florida Keys. The major areas of upland natural habitat is included in the Conservation and Natural Area (CNA) maps, which were adopted by the Commission as acquisition areas. This report evaluates the remaining patches of upland natural areas outside the CNA according to criteria developed for that purpose and sets priorities for public acquisition.

PREVIOUS RELEVANT BOCC ACTION:

The BOCC directed staff to develop priorities for acquisition of upland native habitat areas not included in the proposed moratorium at the May 19, 2004 meeting in Key Largo.

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

Staff is requesting BOCC direction.

TOTAL COST: N/A

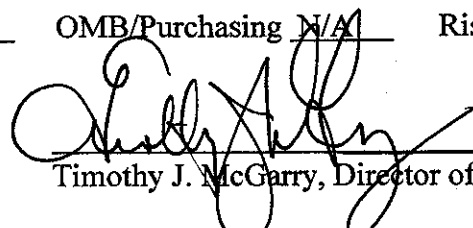
BUDGETED: Yes N/A No

COST TO COUNTY: N/A

REVENUE PRODUCING: Yes N/A No **AMOUNT PER MONTH** N/A **Year**

APPROVED BY: County Atty N/A OMB/Purchasing N/A Risk Management N/A

DIVISION DIRECTOR APPROVAL:



Timothy J. McGarry, Director of Growth Management

DOCUMENTATION: Included X To Follow Not Required

DISPOSITION:


AGENDA ITEM # L3

Planning and Environmental Resources
K. Marlene Conaway, Director
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Marathon, Florida 33050
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FAX: (305) 289-2536



Board of County Commissioners
Mayor Murray Nelson, Dist. 5
Mayor Pro Tem David P. Rice Dist. 4
Comm. Charles "Sonny" McCoy, Dist. 3
Comm. George Neugent, Dist. 2
Comm. Dixie Spehar, Dist. 1

TO: Board of County Commissioners

FROM:  K. Marlene Conaway, Director Planning and Environmental Resources

DATE: June 2, 2004

SUBJECT: Proposed Priorities for Acquisition of Upland Native Vegetation
Areas Not Included in the Moratorium, Criteria and Draft Maps
Identifying Acquisition Parcels

I. BACKGROUND

The Board of County Commissioners (BOCC) at its meeting on May 19, 2004, voted, subject to an additional public hearing, to place a moratorium on all upland native vegetation areas above two acres within the Conservation and Natural areas (CNA). In addition to the moratorium, the BOCC directed Staff to identify for acquisition one acre and greater patches not included in the moratorium and to prepare potential acquisition maps identifying the areas for the June 16, 2004 Board meeting.

II. STAFF REPORT

Staff has prepared a proposal for priorities to be followed when acquiring upland native habitat areas not included in the moratorium. Criteria used in identifying areas to be included under each priority are also included (attached). Also attached are the working maps staff has used to prepare the preliminary list of acquisition priority sites.

The maps include RE#s of properties included in the potential acquisition areas. The maps were prepared using the FMRI habitat maps overlaid on more recent aerials and the Property Appraiser's records. Because of time restraints in putting together this report for the agenda package, field visits have not been made to all the sites. Hopefully by the meeting date the staff will be able to give the Board more complete information on some areas than contained in this report.

The Conservation and Natural Area (CNA) map boundaries were adopted by the Board of County Commissioners in Resolution #346-2003. The purpose of these maps was to designate conservation lands for acquisition from willing sellers. The Conservation and Natural Areas include upland native vegetated lands above four acres in size, restoration

areas between fragmented hammocks, known threatened and endangered species habitat, and buffer areas where appropriate.

Staff has further analyzed the Conservation and Natural Area maps approved for acquisition boundaries by the Board in August and considered requests by the public for review of specific properties. More than twenty properties were field inspected before the April BOCC meeting. Ricardo Calvo, consultant for the County and project leader for the FKCCS has also reviewed the maps and the staff recommendations for amendments. In addition to the amendments contained in the April packet the staff reviewed additional sites for the May agenda and are recommended two changes to the maps; one in the upper Keys and one in the Lower Keys. The Maps attached to the ordinance for review at the Public Hearing have been amended to reflect the recommended changes.

There are upland native habitat areas within the CNA of less than 2 acres that are not included in the proposed moratorium. These areas are included in the CNA because they can be connected to larger patches through restoration of the areas in between and are important to maintain in the native state to protect the larger hammocks from secondary impacts. The first priority for purchase should be the areas within the CNA that will not be protected in the moratorium.

The remaining recommended priorities for habitat patches outside the CNA boundaries are based on the comparative environmental value of an area, land stewardship potential, and community value considerations. The criteria used in evaluating each patch was developed by staff after reviewing the HEI criteria and includes breaks in contiguity because of developed parcels, roads and canals. After the BOCC have reviewed the criteria, staff will finalize the preliminary maps and make a list of the acquisition parcels.

IV. STAFF RECOMMENDATION

The staff recommends to the Monroe County Board of County Commissioners **APPROVAL** of the proposed criteria and priorities and preliminary approval of the acquisition maps.

Attachments

Proposed Priorities for Acquisition of Upland Native Vegetation
Not Included in the Moratorium

- First Priority Parcels in upland native habitat patches of less than two acres within the CNA.
- Second Priority a. Parcels in upland native habitat patches between two and four acres outside the CNA.
- b. Parcels outside the CNA with upland native habitat adjacent to publicly owned conservation and parks lands.
- Third Priority Linear patches of two hundred feet or more of upland native habitat outside the CNA located on US #1 to preserve the US 1 corridor viewscape and to buffer the adjacent neighborhoods from US #1.
- Fourth Priority Parcels contained in small isolated upland native habitat patches of one to two acres.

Criteria

For mapped areas of one acre or greater outside the CNA the following criteria shall be used to determine the size of the upland native habitat patch and the priority for acquisition.

- a. The entire area of a developed or permitted parcel is reduced from the total acreage of the patch.
- b. A developed parcel interrupts the contiguity.
- c. Paved roads of 15 feet or greater and canals interrupt the contiguity of the patch.
- d. A parcel touching an upland native habitat area for less than 5 feet is not considered a part of the contiguous upland native habitat.
- e. Areas mapped without upland native habitat, due to a boundary or interpretation error, are reduced from the total acreage of the patch.
- f. New upland native habitat growth may be considered in the determination of patch size for acquisition purposes.
- g. Single large SR zoned lots in areas primarily developed shall not be considered for acquisition.

Upland Outside the CNA with Ownership Information: Lower Keys Map 1



Developed and fragmented— less than one acre, No acquisition recommended

ADID Upland Habitat

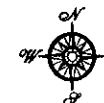
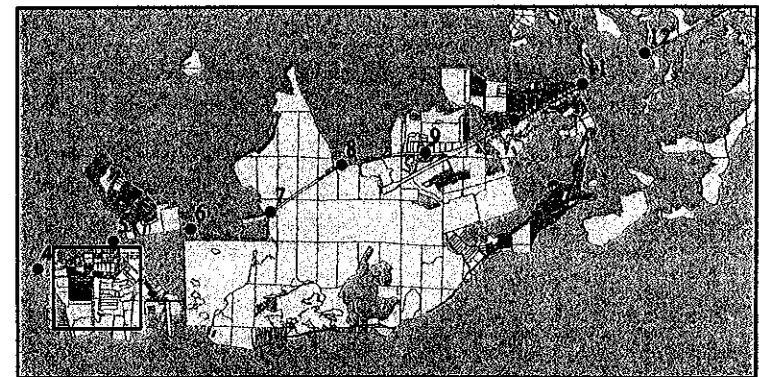
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

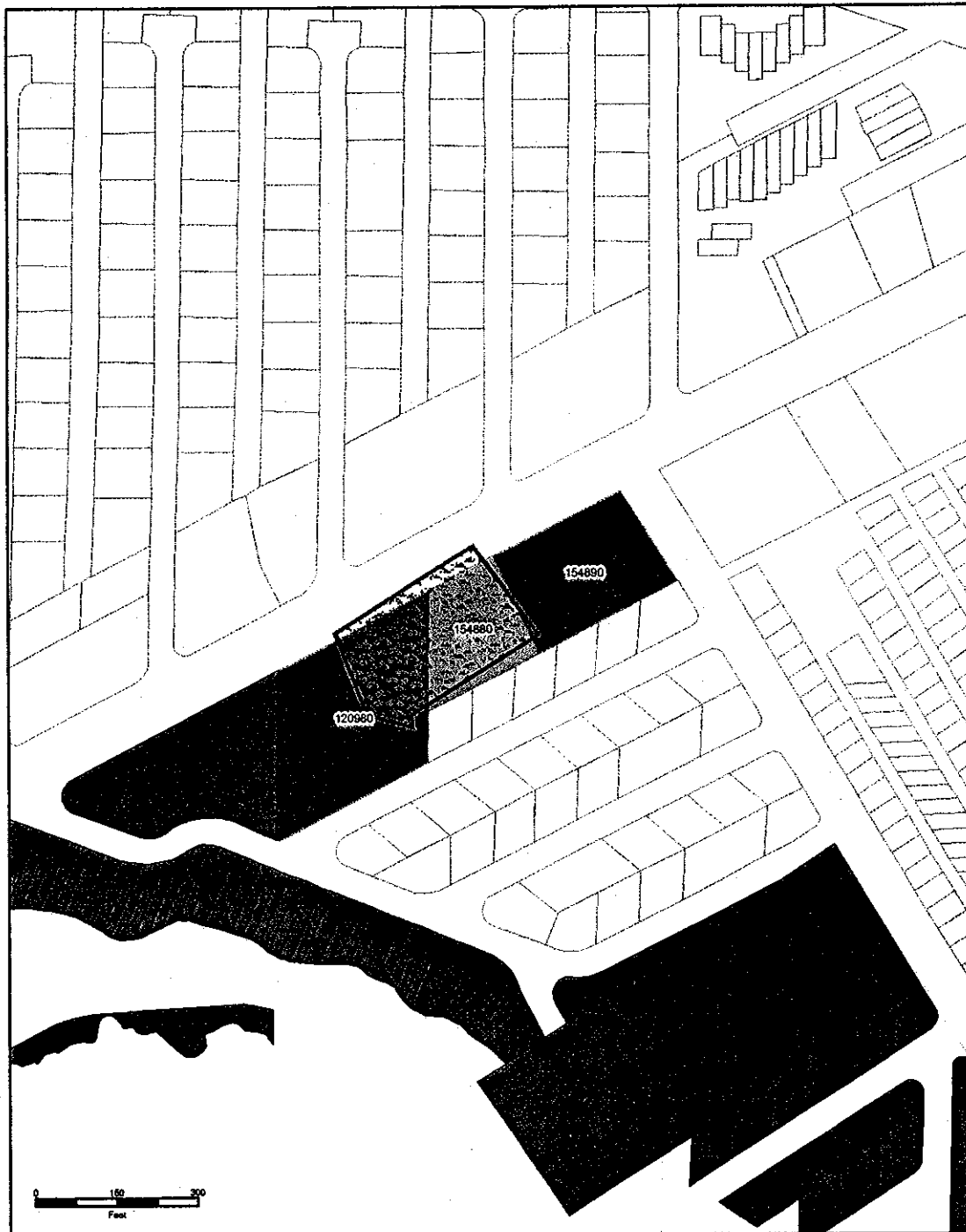
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

5/26/04

Upland Outside the CNA with Ownership Information: Lower Keys Map 2



Developed and fragmented – less than one acre, No acquisition recommended

ADID Upland Habitat

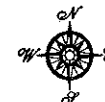
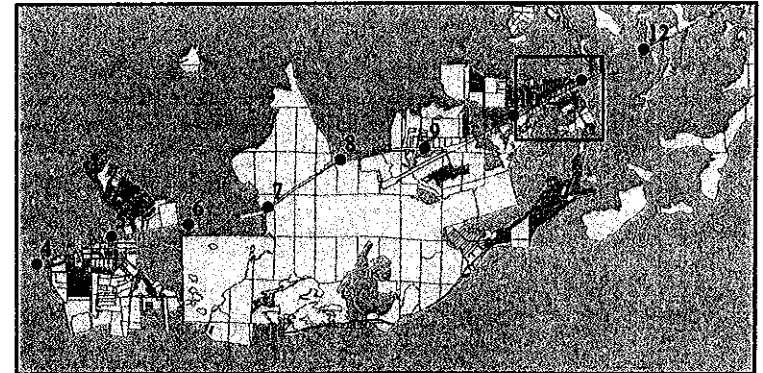
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

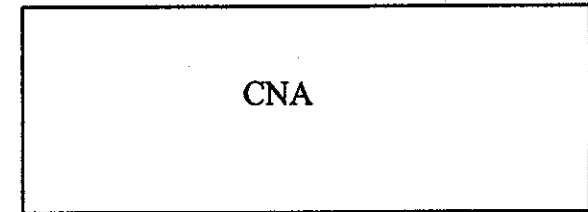
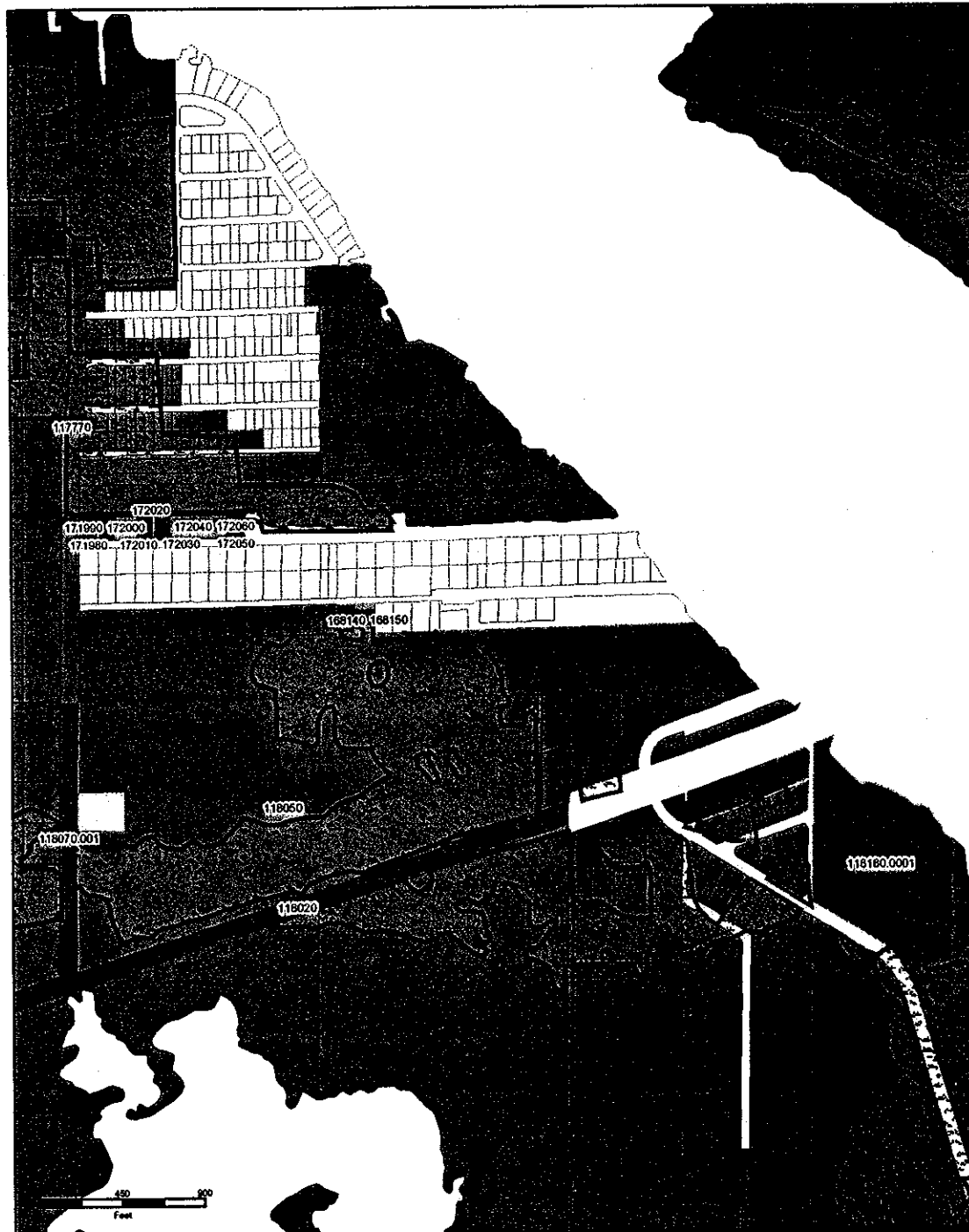
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



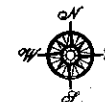
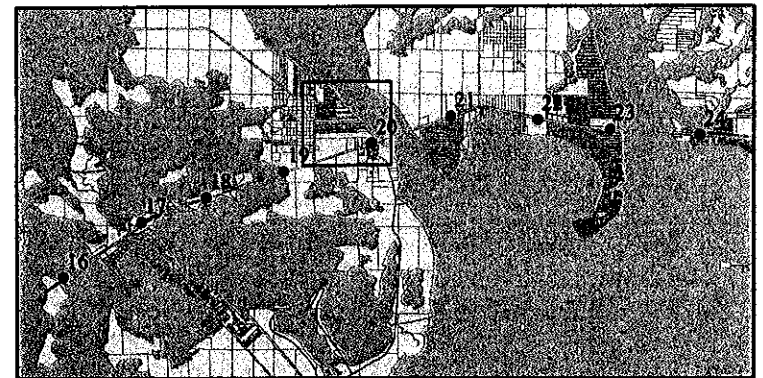
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Upland Outside the CNA with Ownership Information: Lower Keys Map 3

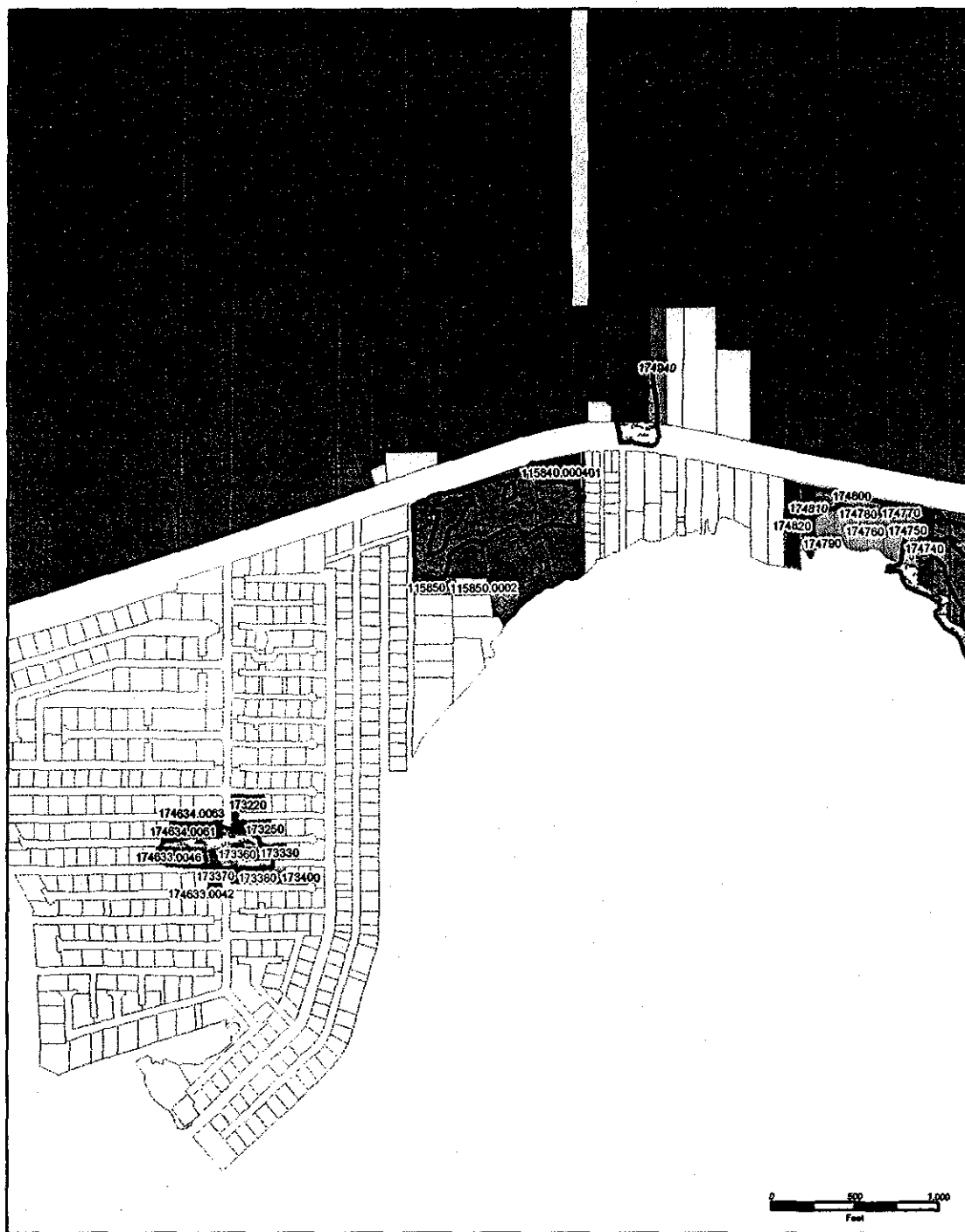


ADID Upland Habitat		Ownership	
	1 Acre - 1.99 Acres		Private Vacant Parcel
	2 Acres and Greater		Developed Parcel
			Public Parcel
Land Designation		<small>Labeled with Real Estate Number</small>	
	Conservation and Natural Areas		
	Military Land		

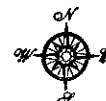
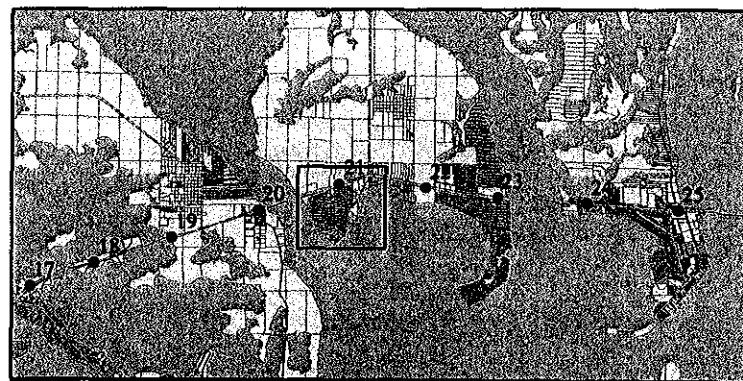
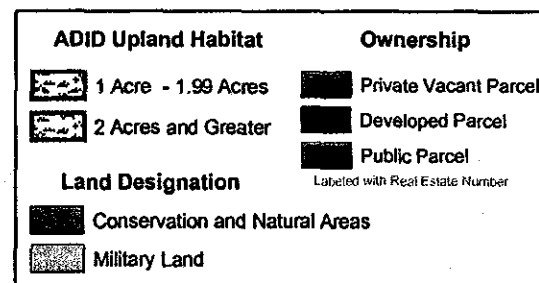


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Upland Outside the CNA with Ownership Information: Lower Keys Map 4

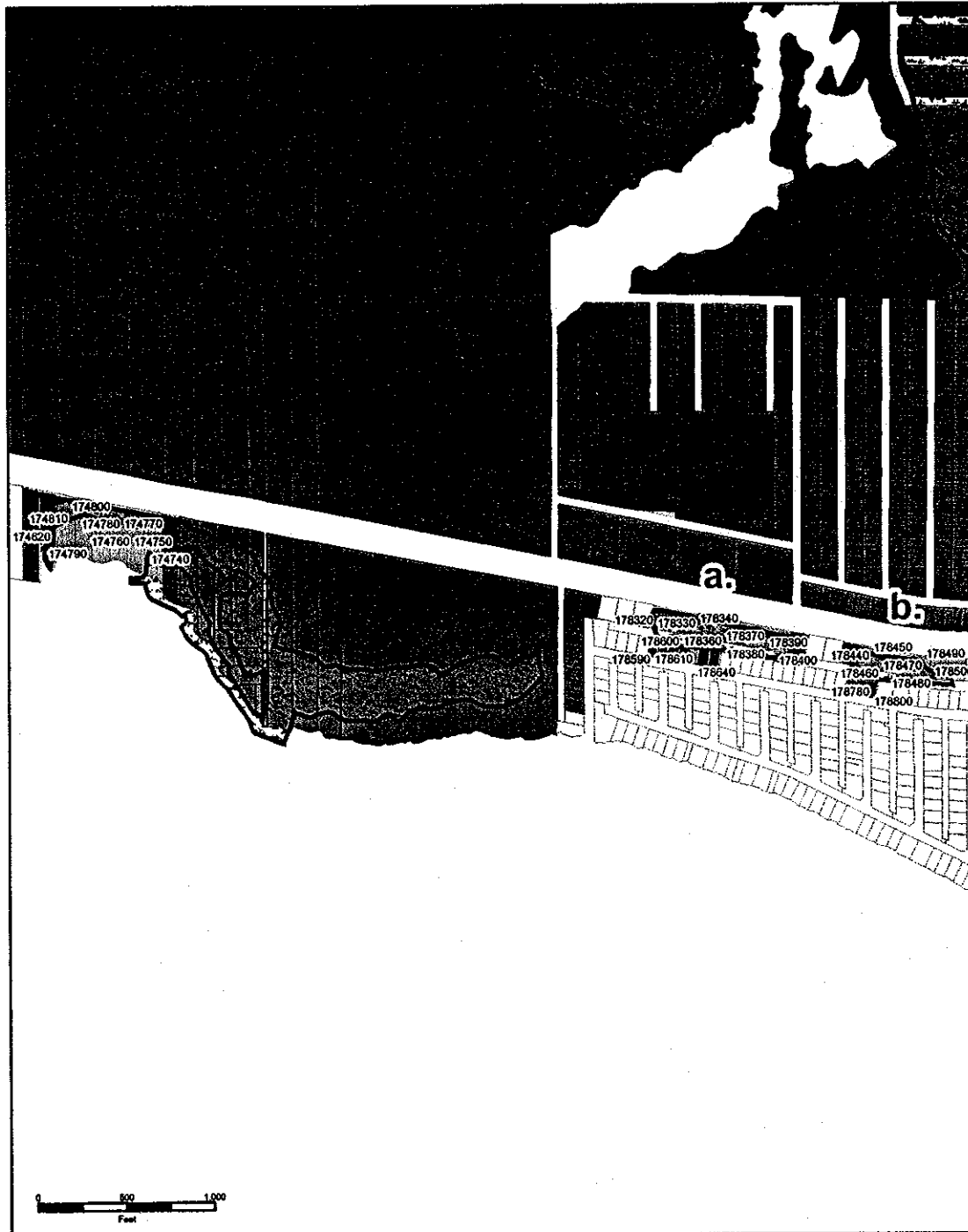


Developed and fragmented – less than one acre, No acquisition recommended



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Upland Outside the CNA with Ownership Information: Lower Keys Map 5



a. and b. Third Priority – Linear patch of 200 feet or more on US #1

ADID Upland Habitat

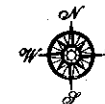
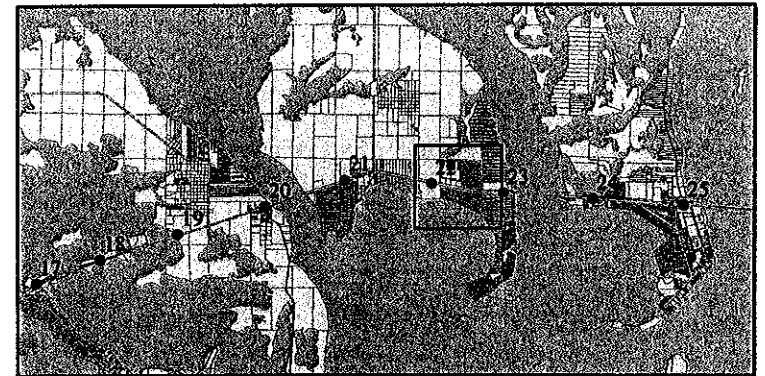
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

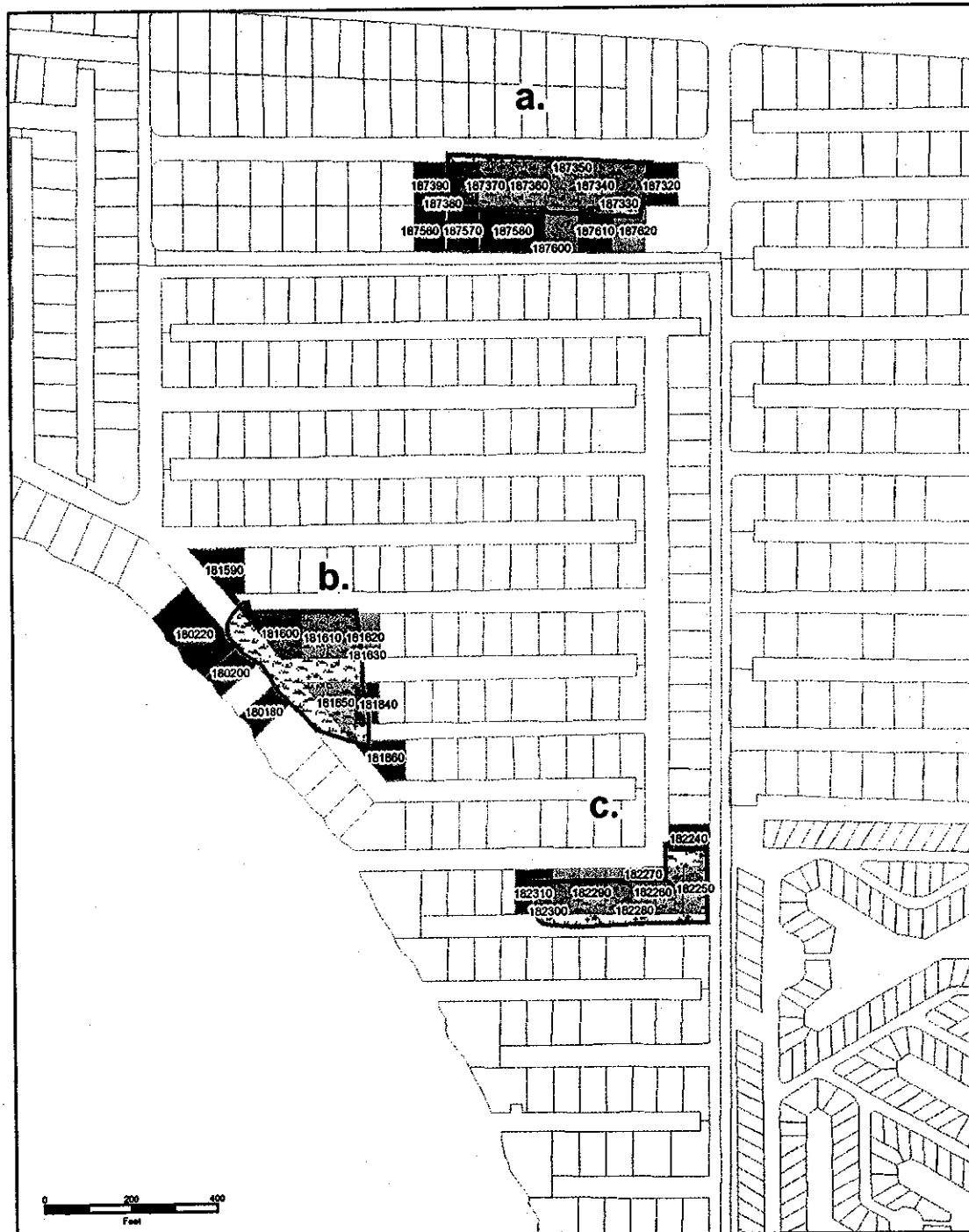
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Lower Keys Map 6



a., b and c Developed and fragmented – less than one acre. No acquisition recommended

ADID Upland Habitat

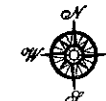
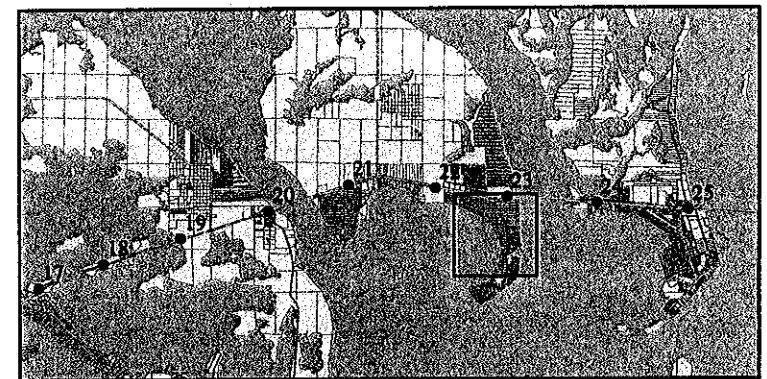
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number

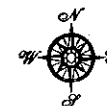
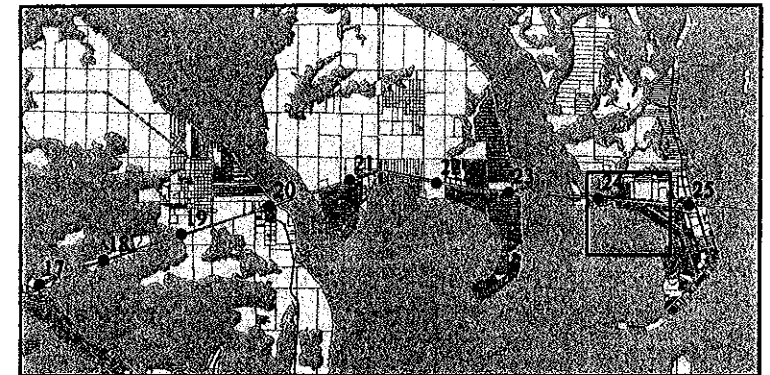
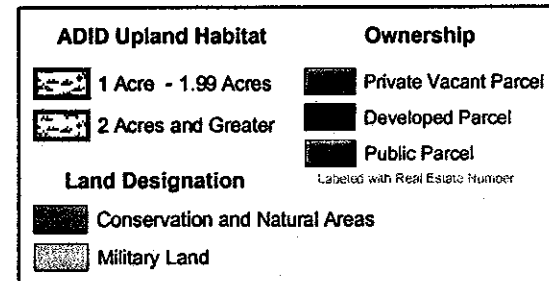


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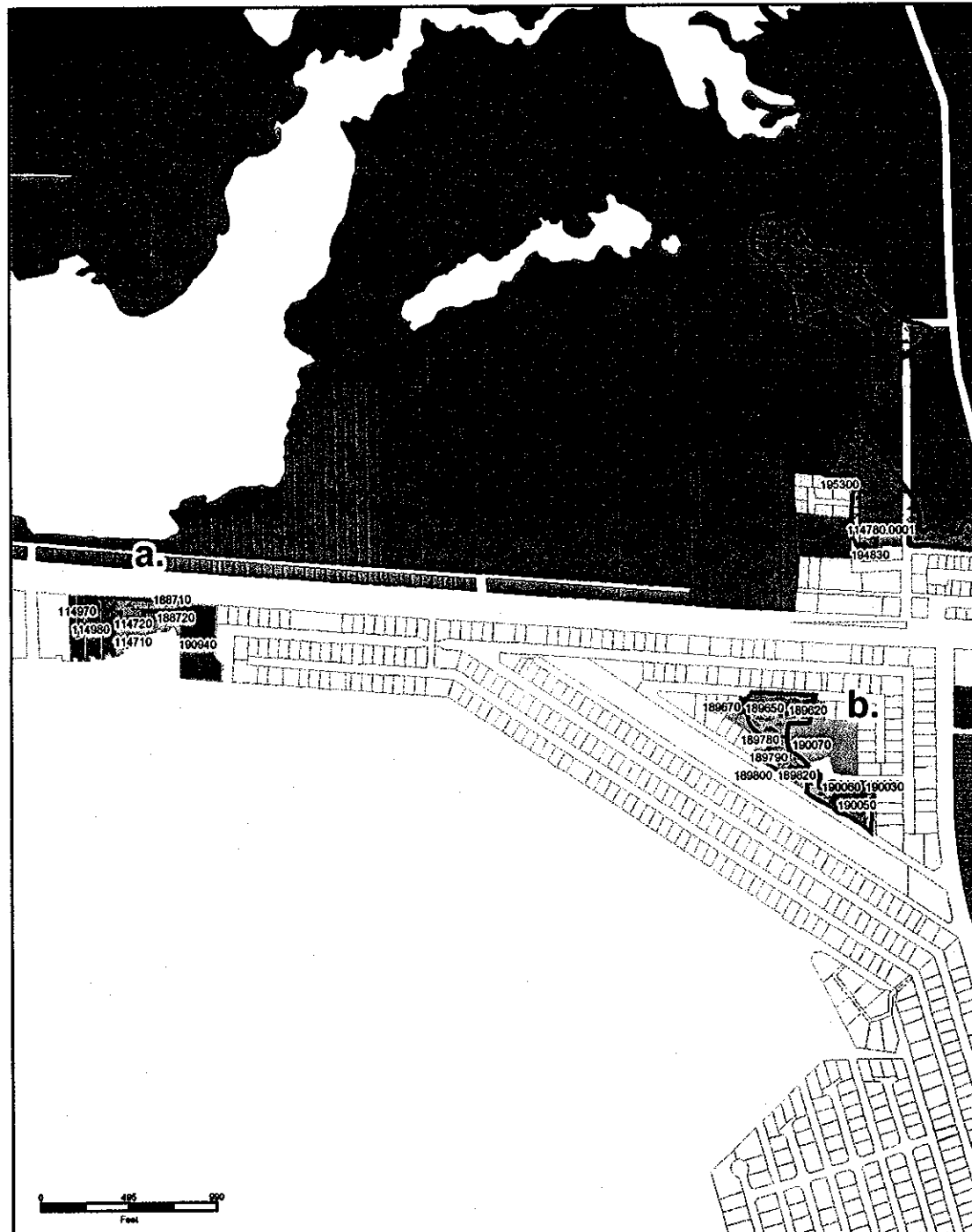
5/26/04

Upland Outside the CNA with Ownership Information: Lower Keys Map 7

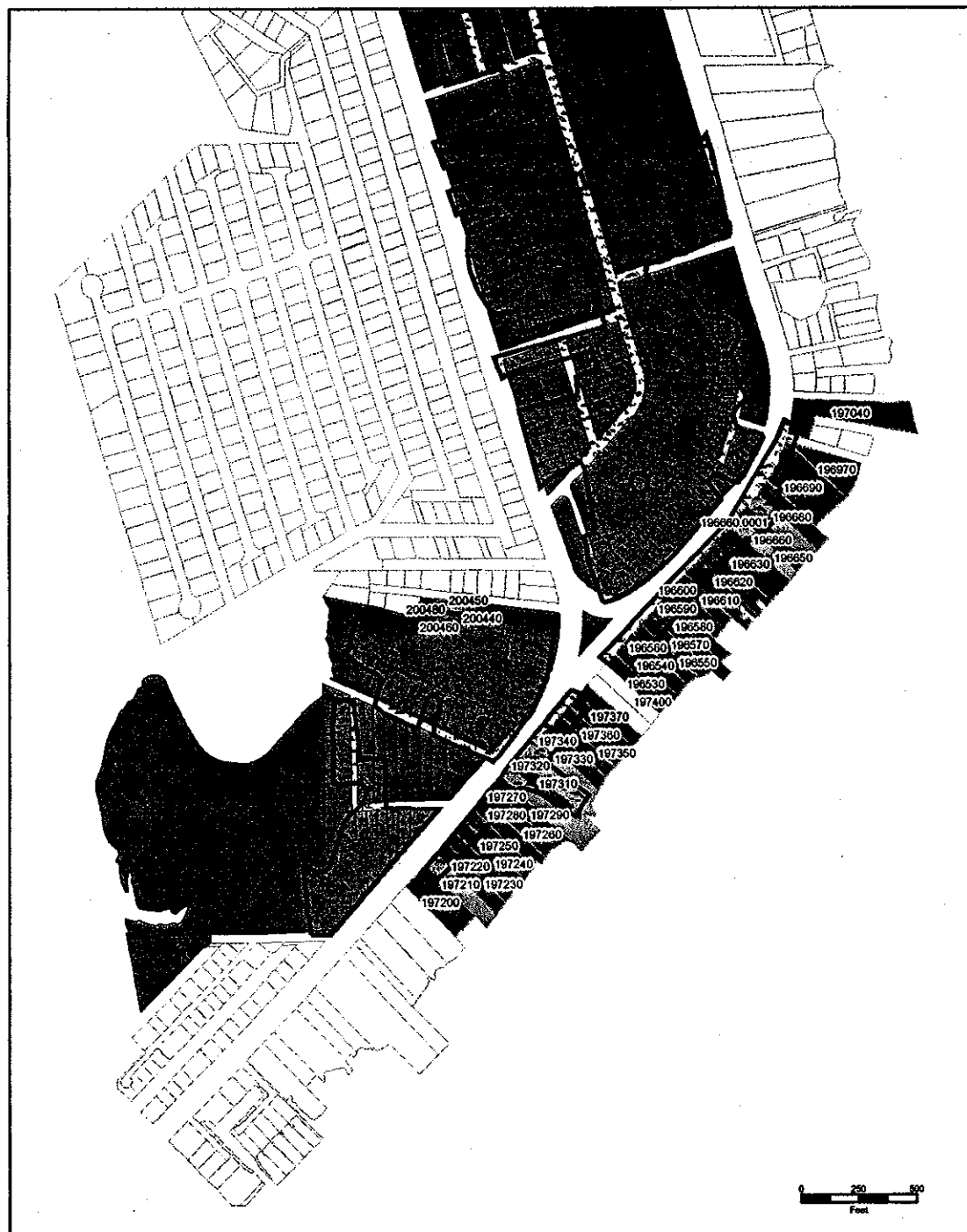
- a. Developed and fragmented – less than one acre
No acquisition recommended
- b. Park



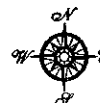
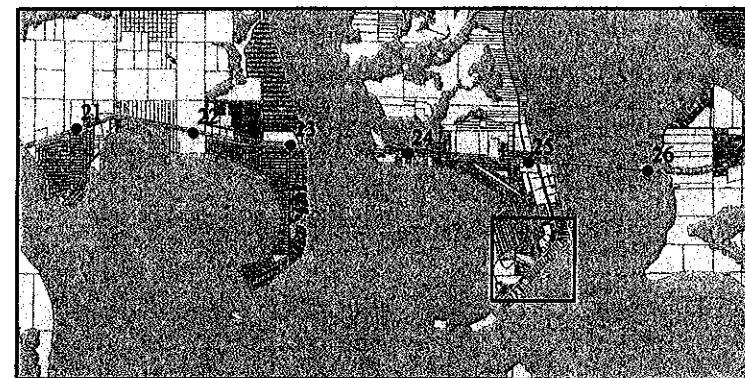
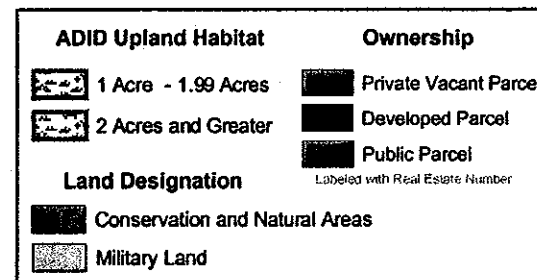
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Upland Outside the CNA with Ownership Information: Lower Keys Map 8

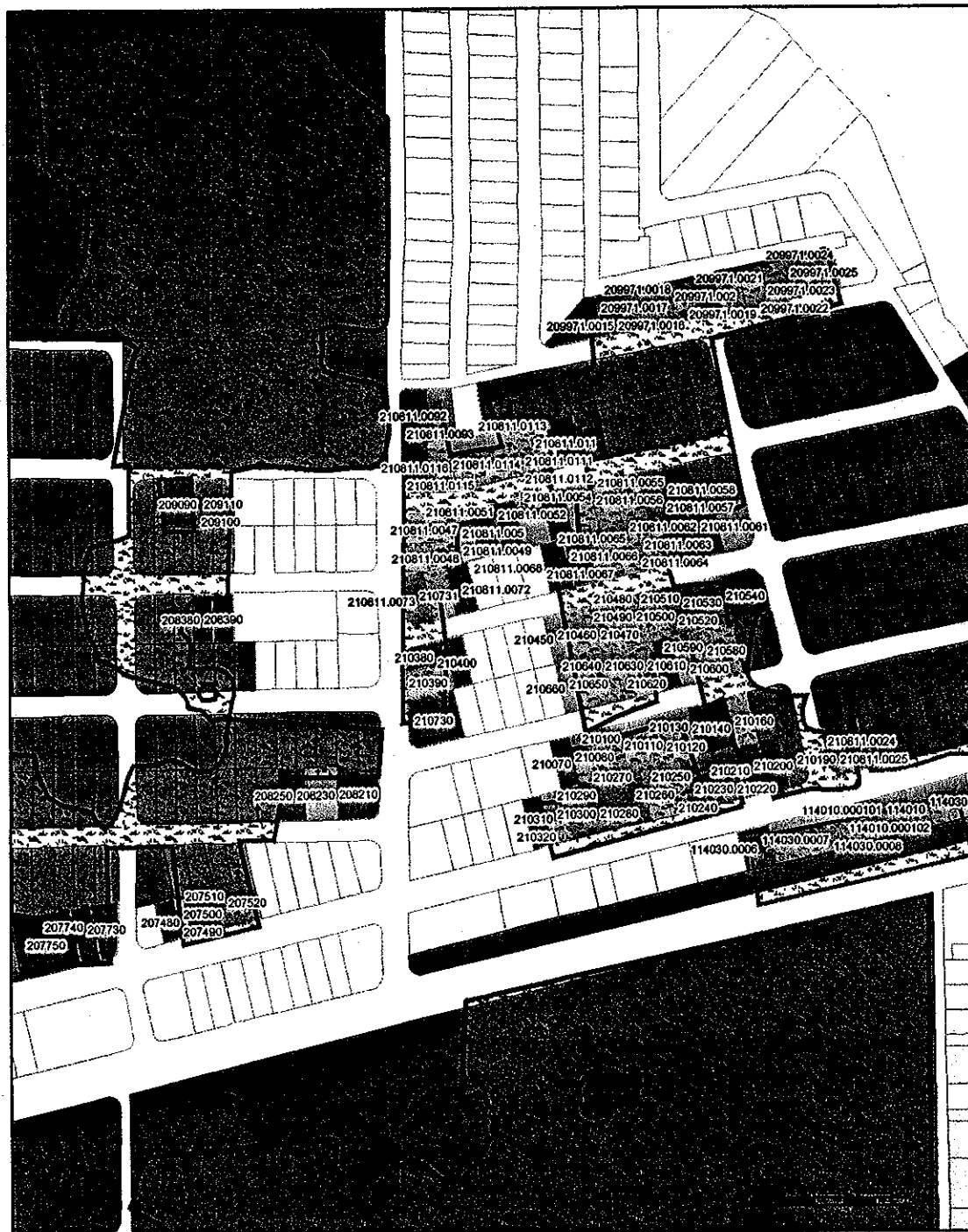


Developed – Large SR lot remaining
No acquisition recommended



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Upland Outside the CNA with Ownership Information: Lower Keys Map 9



Second Priority –Adjacent to public lands

ADID Upland Habitat

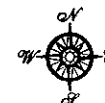
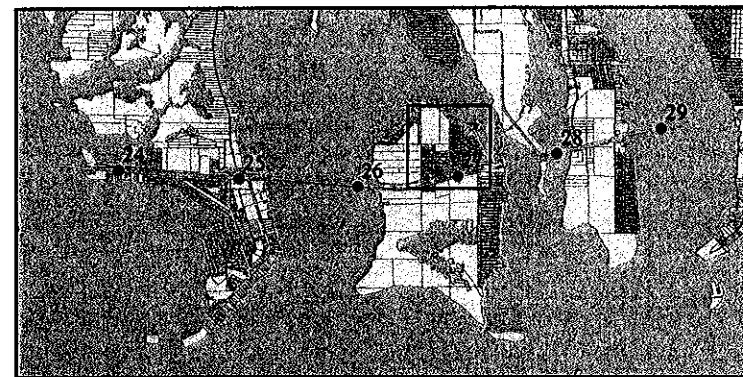
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

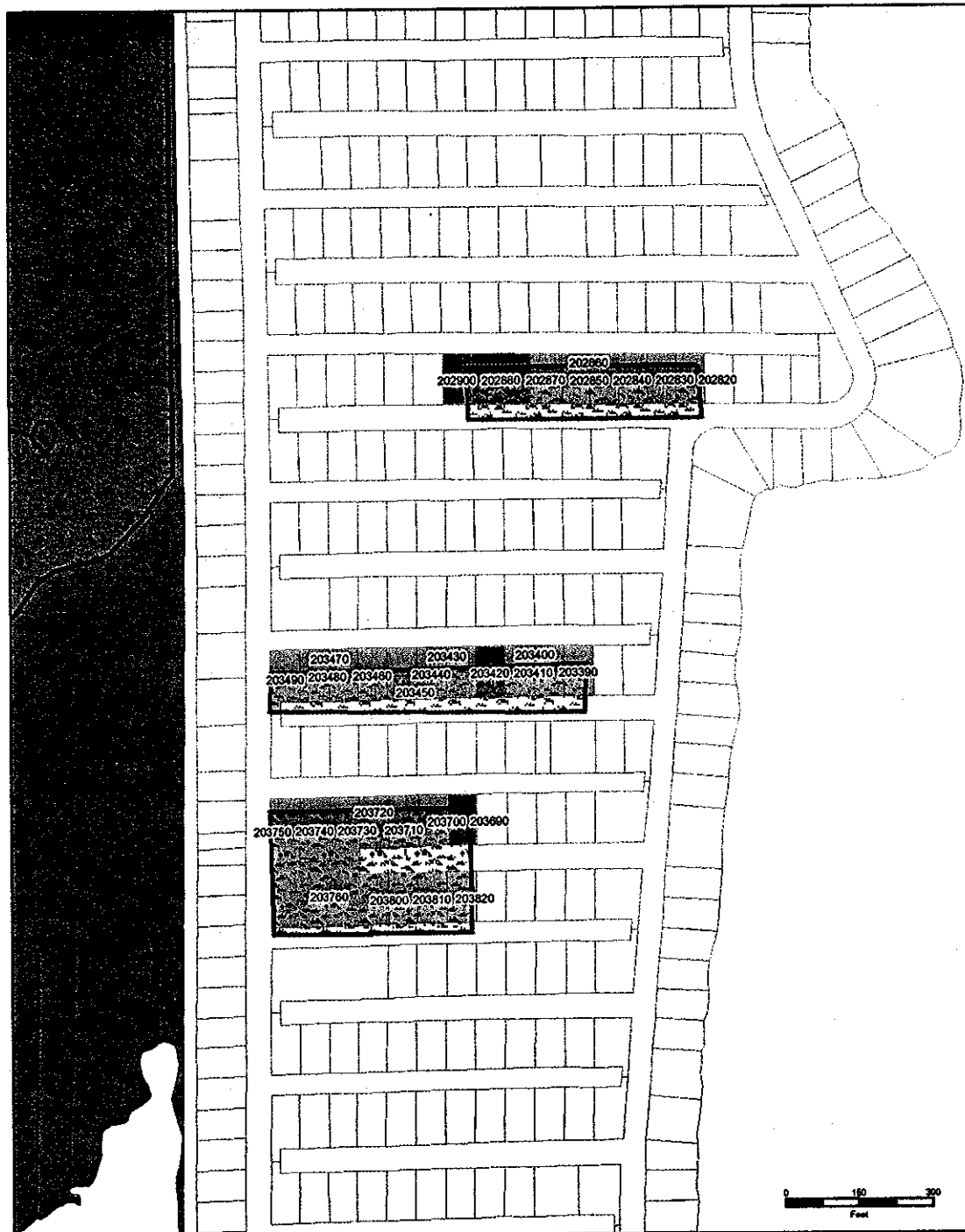
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Lower Keys Map 10



Partially developed – Site visit required

ADID Upland Habitat

- 1 Acre - 1.99 Acres
- 2 Acres and Greater

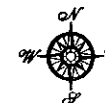
Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

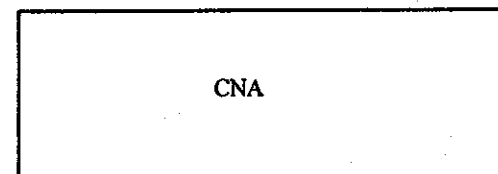
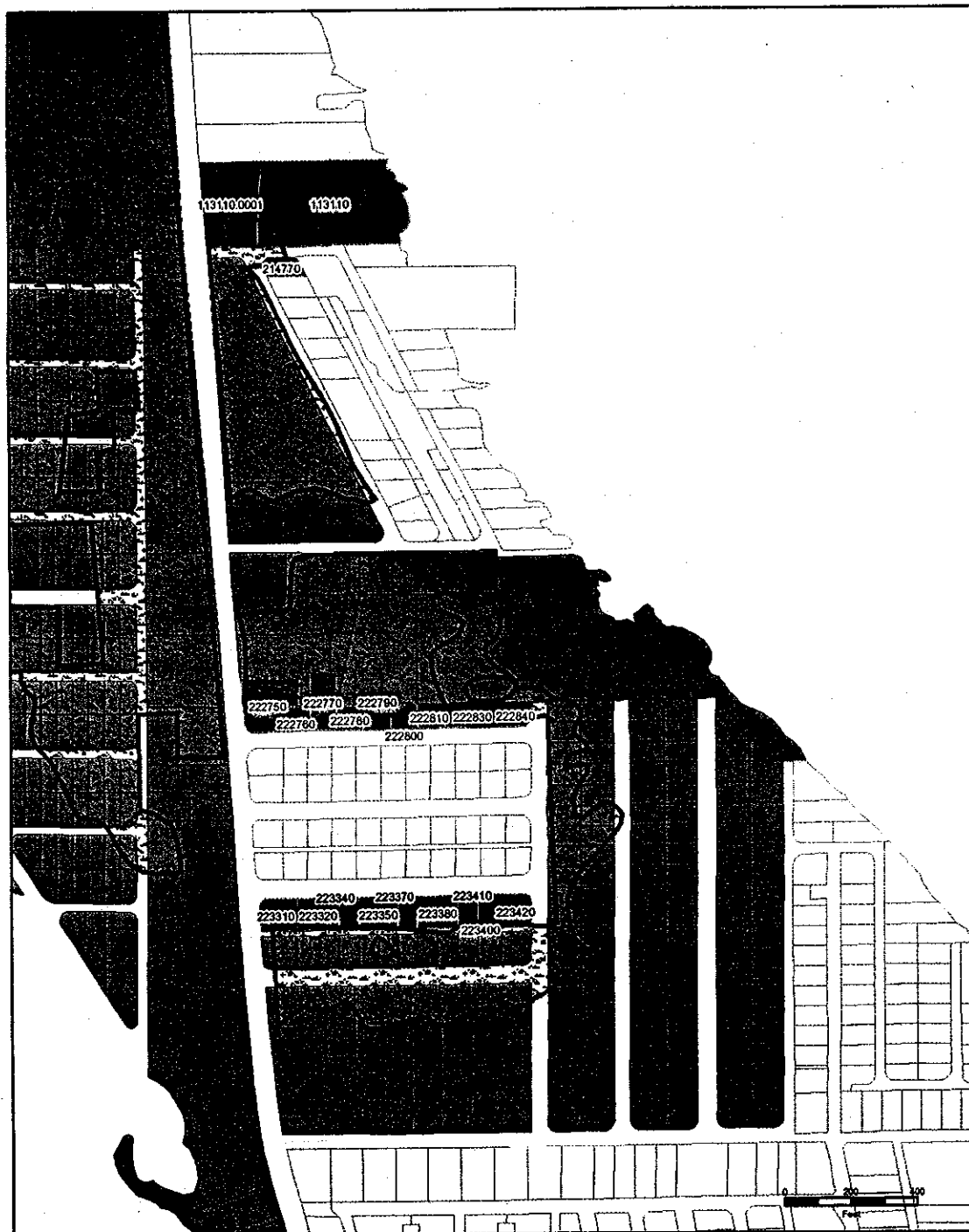
- Private Vacant Parcel
- Developed Parcel
- Public Parcel

Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Lower Keys Map 11



ADID Upland Habitat

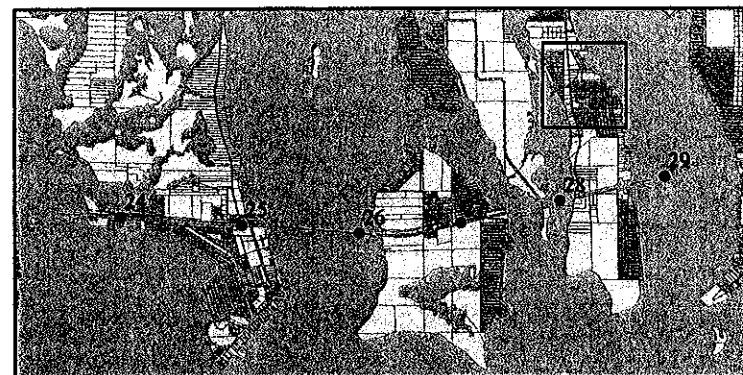
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

- Private Vacant Parcel
- Developed Parcel
- Public Parcel
Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Upper Keys Map 1



- a. Second Priority – Adjacent to public lands
- b. Second Priority – Between 2 to 4 acres
- c. Developed – less than one acre, No acquisition recommended

ADID Upland Habitat

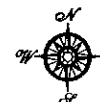
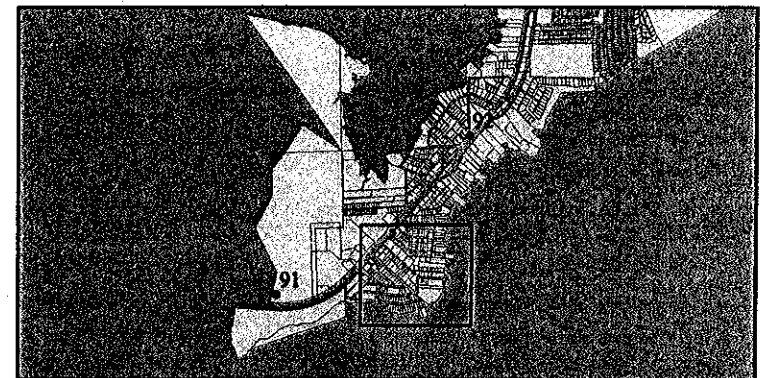
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number










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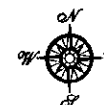
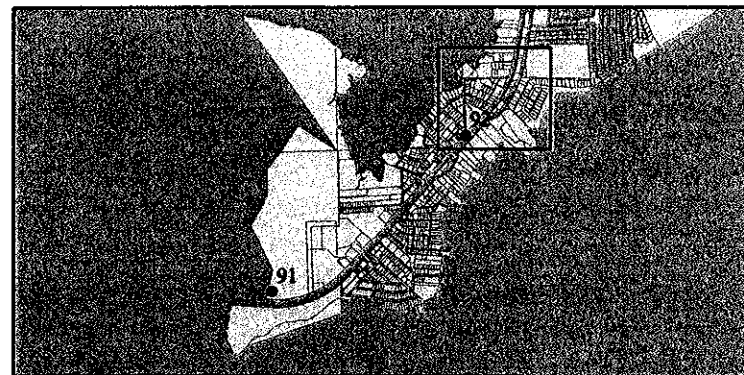
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Upland Outside the CNA with Ownership Information: Upper Keys Map 2



- a. Developed and fragmented—less than one acre, No acquisition recommended
- b. Second Priority - Between 2 to 4 acres

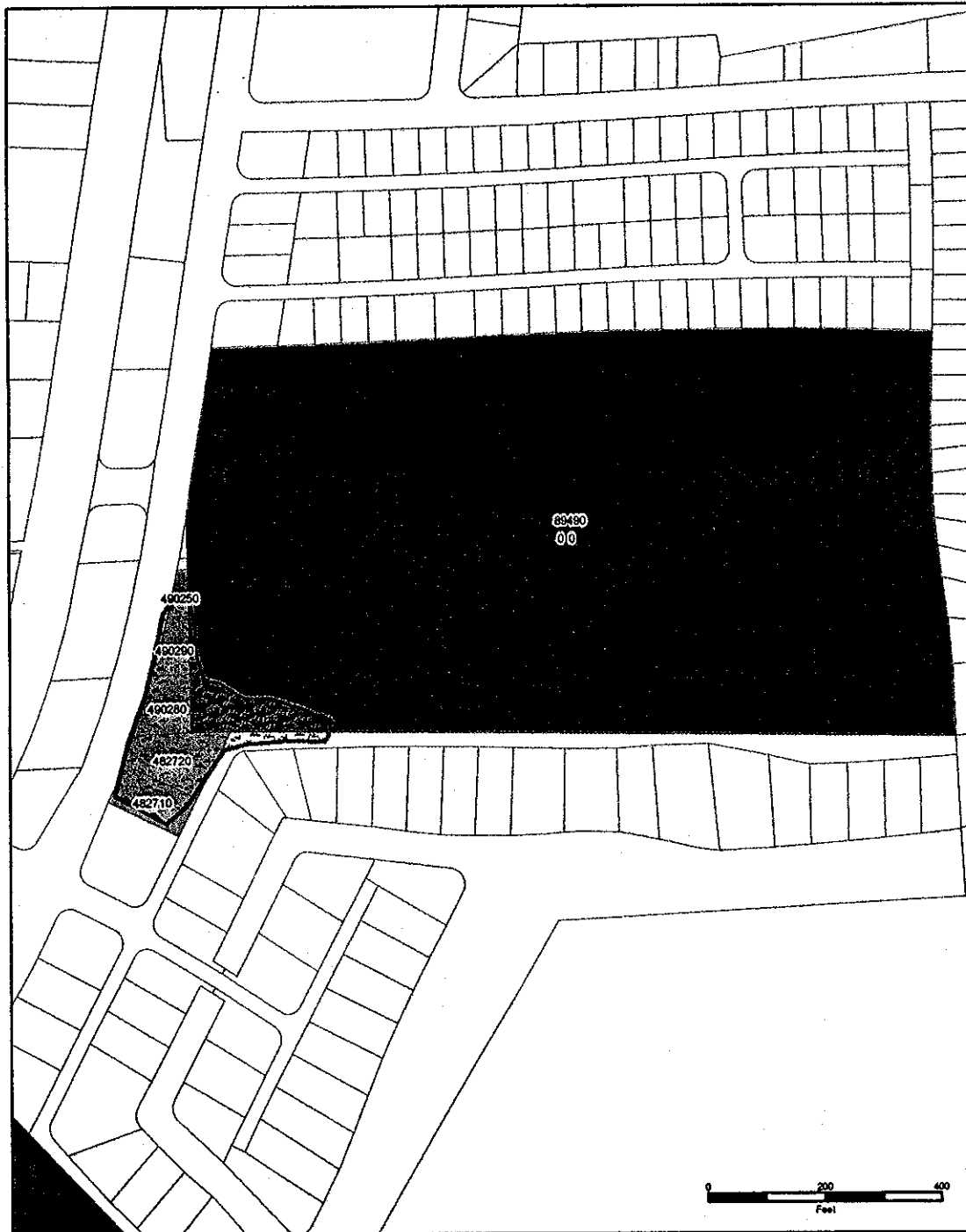
ADID Upland Habitat		Ownership	
	1 Acre - 1.99 Acres		Private Vacant Parcel
	2 Acres and Greater		Developed Parcel
			Public Parcel
Land Designation		Labeled with Real Estate Number	
	Conservation and Natural Areas		
	Military Land		



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5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 3



Developed and fragmented -Less than one acre, No acquisition recommended

ADID Upland Habitat

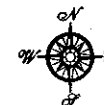
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

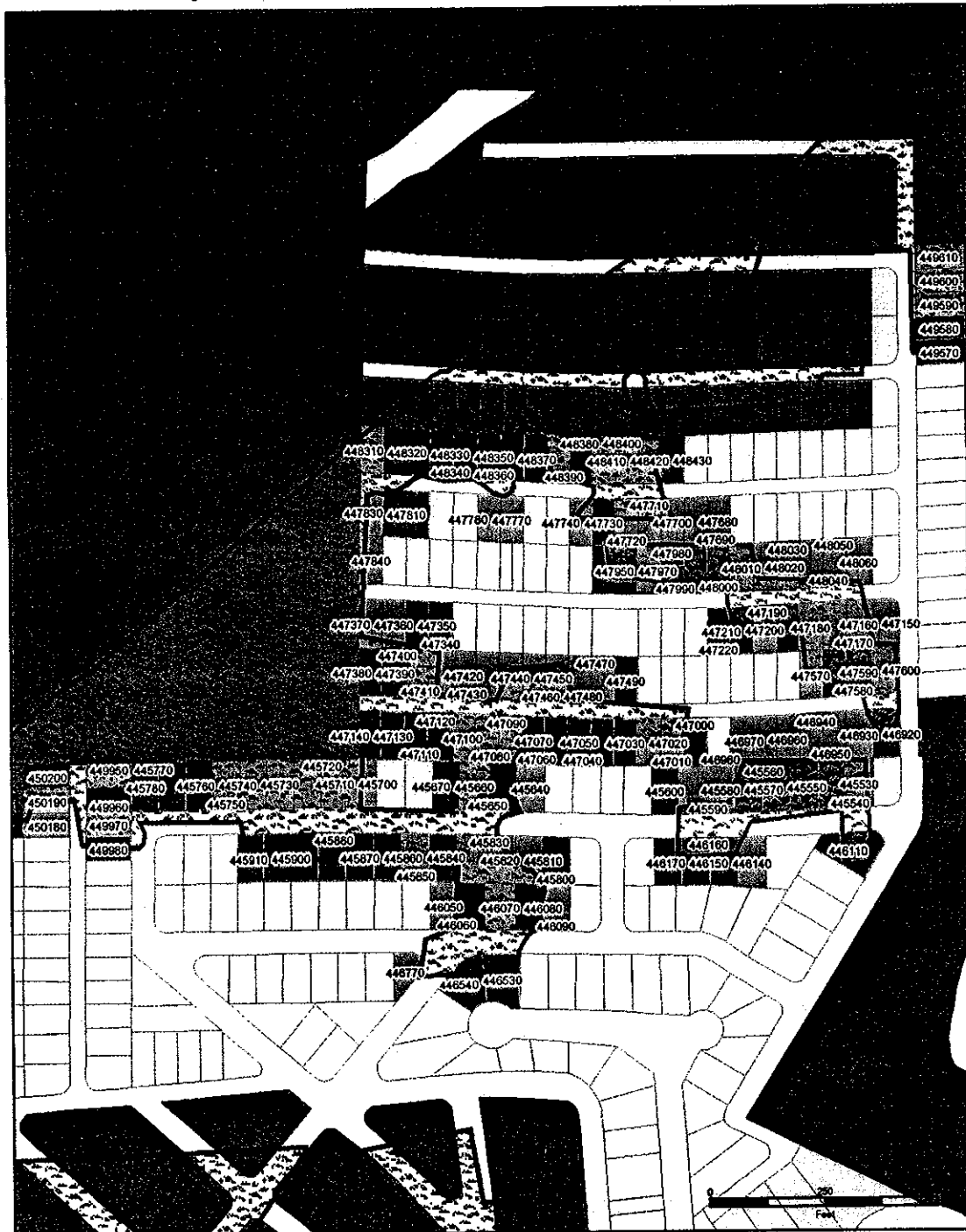
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Upper Keys Map 4



Acquire undeveloped lots adjacent to the CNA and expand the CNA.

Remainder Priority 4 - Parcels in small patches of one to two acres

Note - map is shifted

ADID Upland Habitat

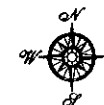
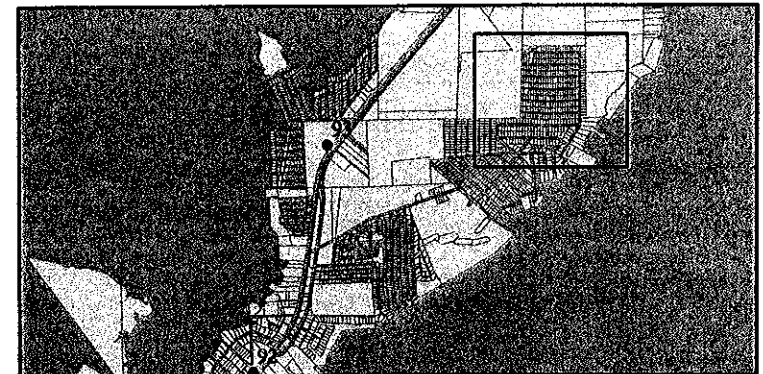
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Ownership

- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number

Land Designation

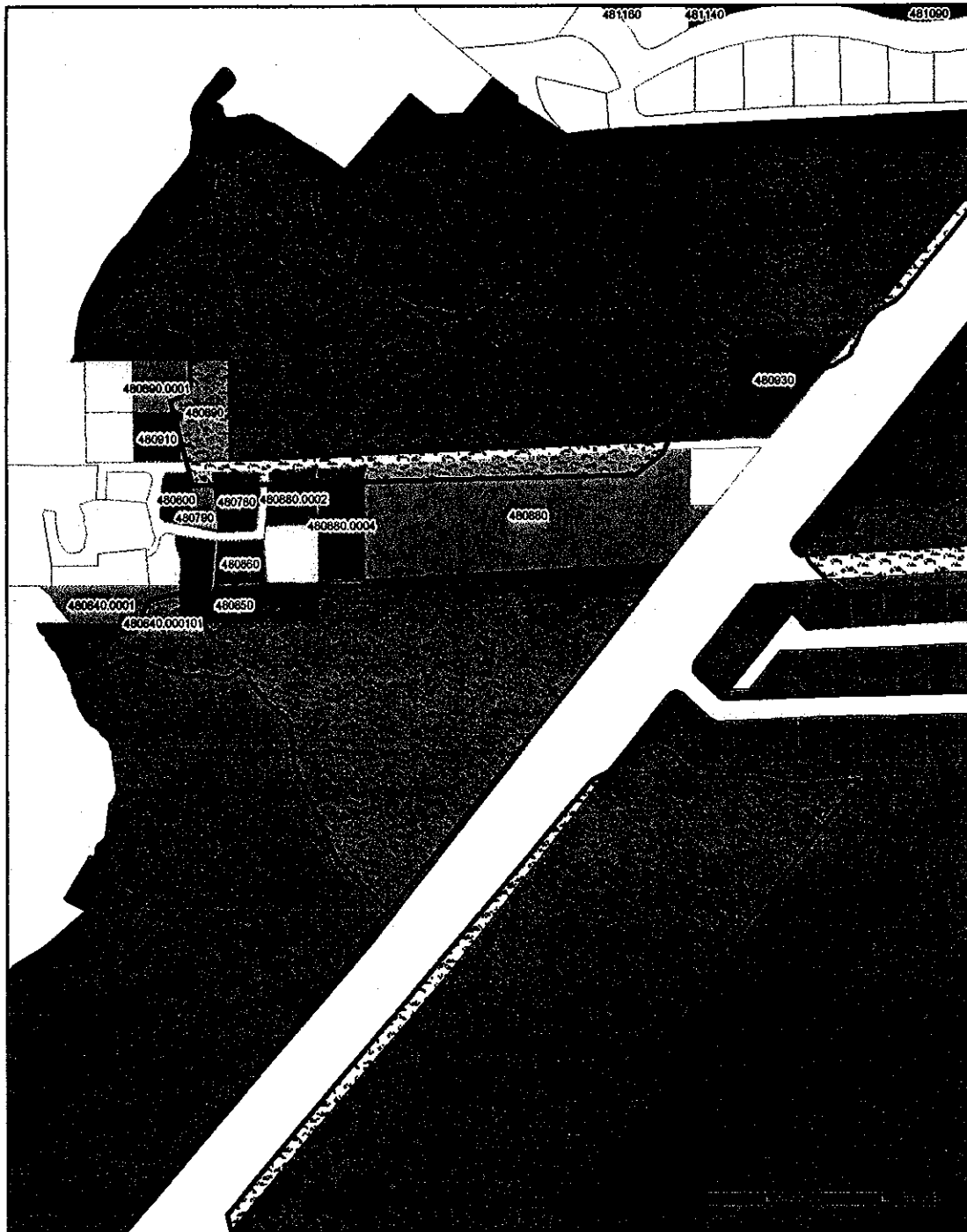
- Conservation and Natural Areas
- Military Land



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5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 5



Acquire undeveloped lots adjacent to the CNA and expand the CNA.

ADID Upland Habitat

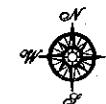
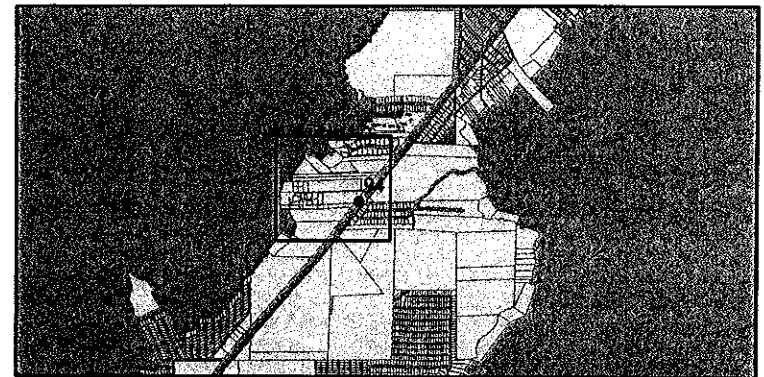
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

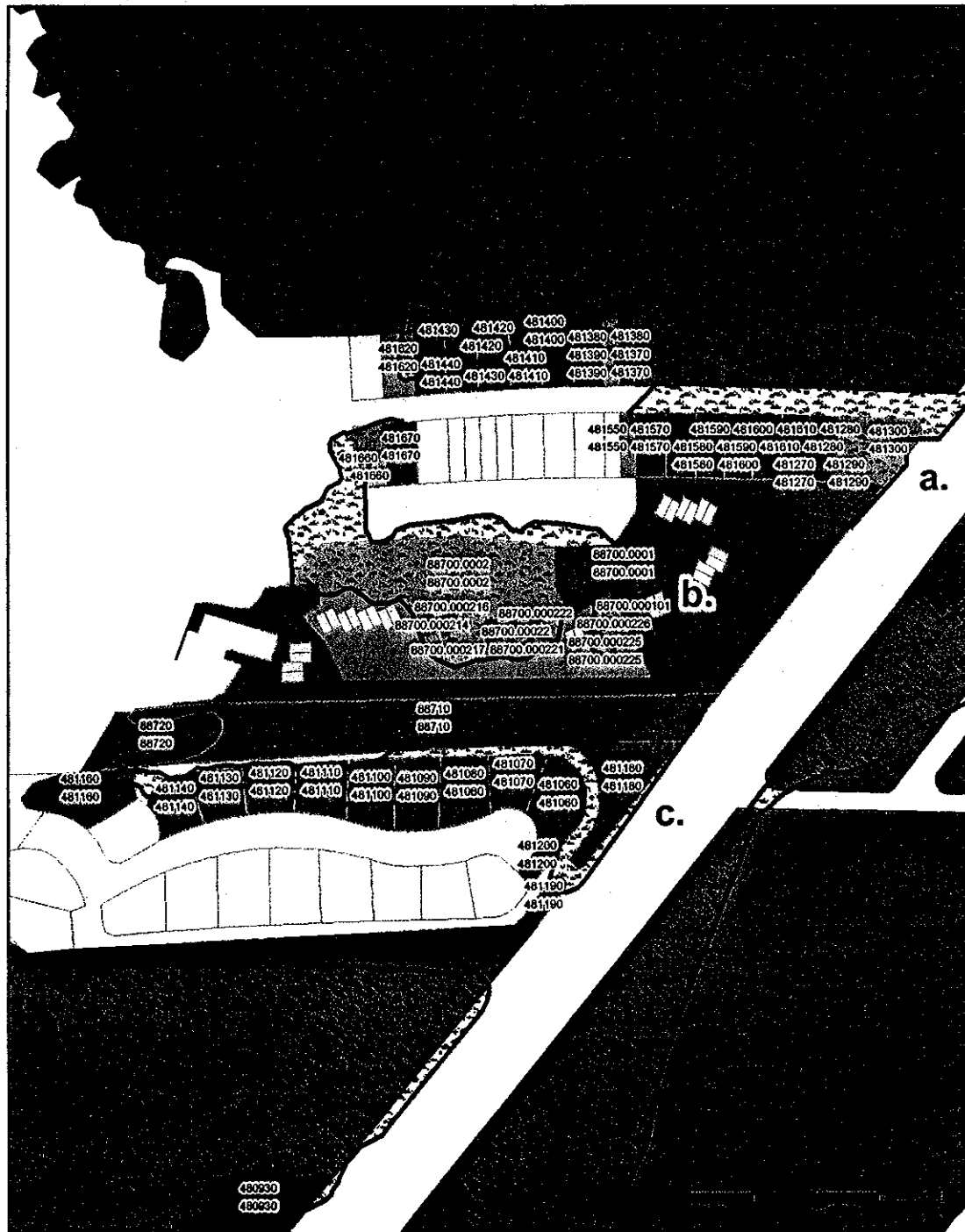
Ownership

- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 6



a. and c. Developed and fragmented
– less than one acre, No acquisition
recommended
b. Condominium – developed

ADID Upland Habitat

- 1 Acre - 1.99 Acres
- 2 Acres and Greater

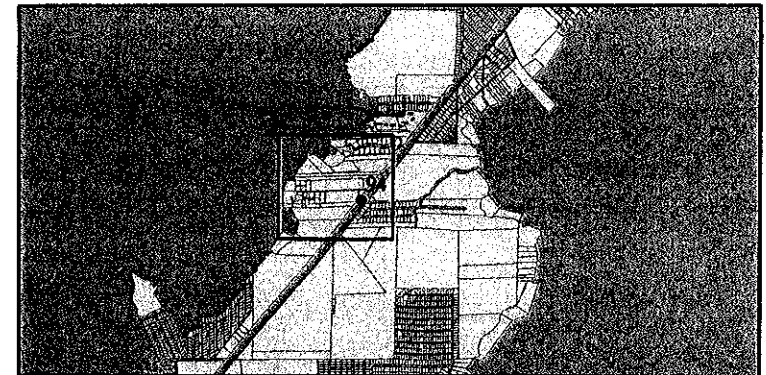
Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

- Private Vacant Parcel
- Developed Parcel
- Public Parcel

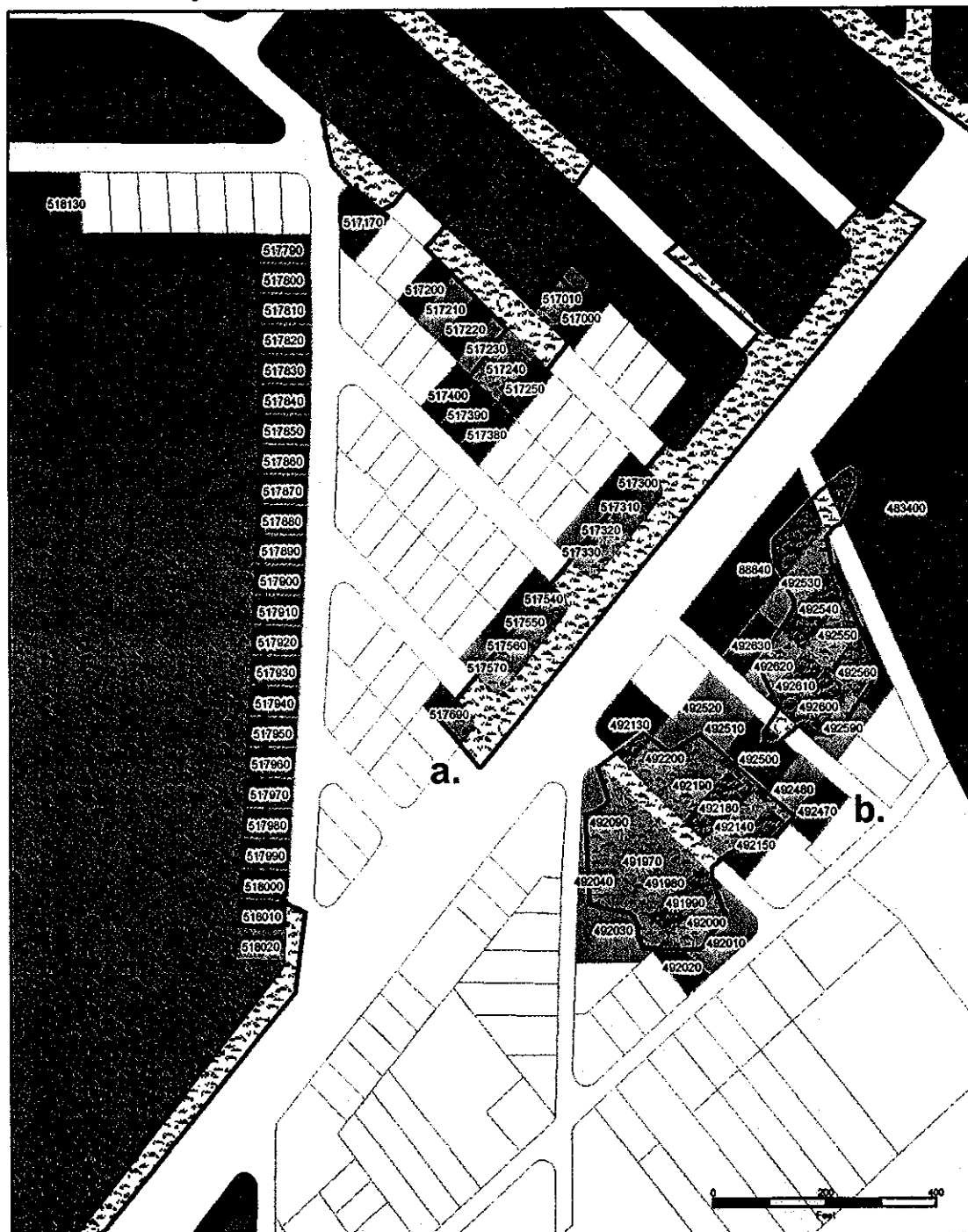
Labeled with Real Estate Number



This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

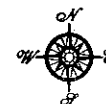
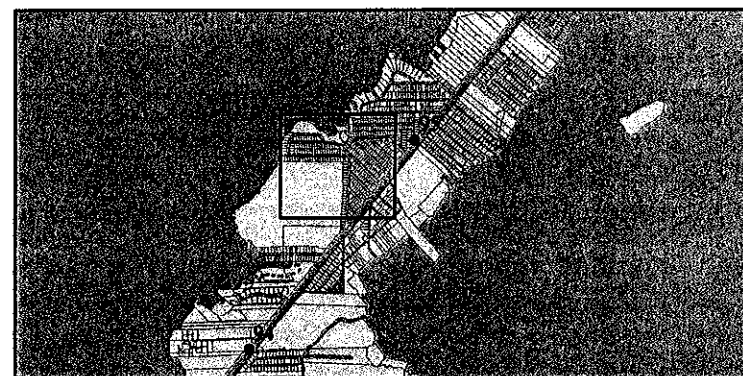
5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 7



a. Third priority – Adjacent to public owned lands
b. Developed – Less than one acre.
No acquisition recommended.

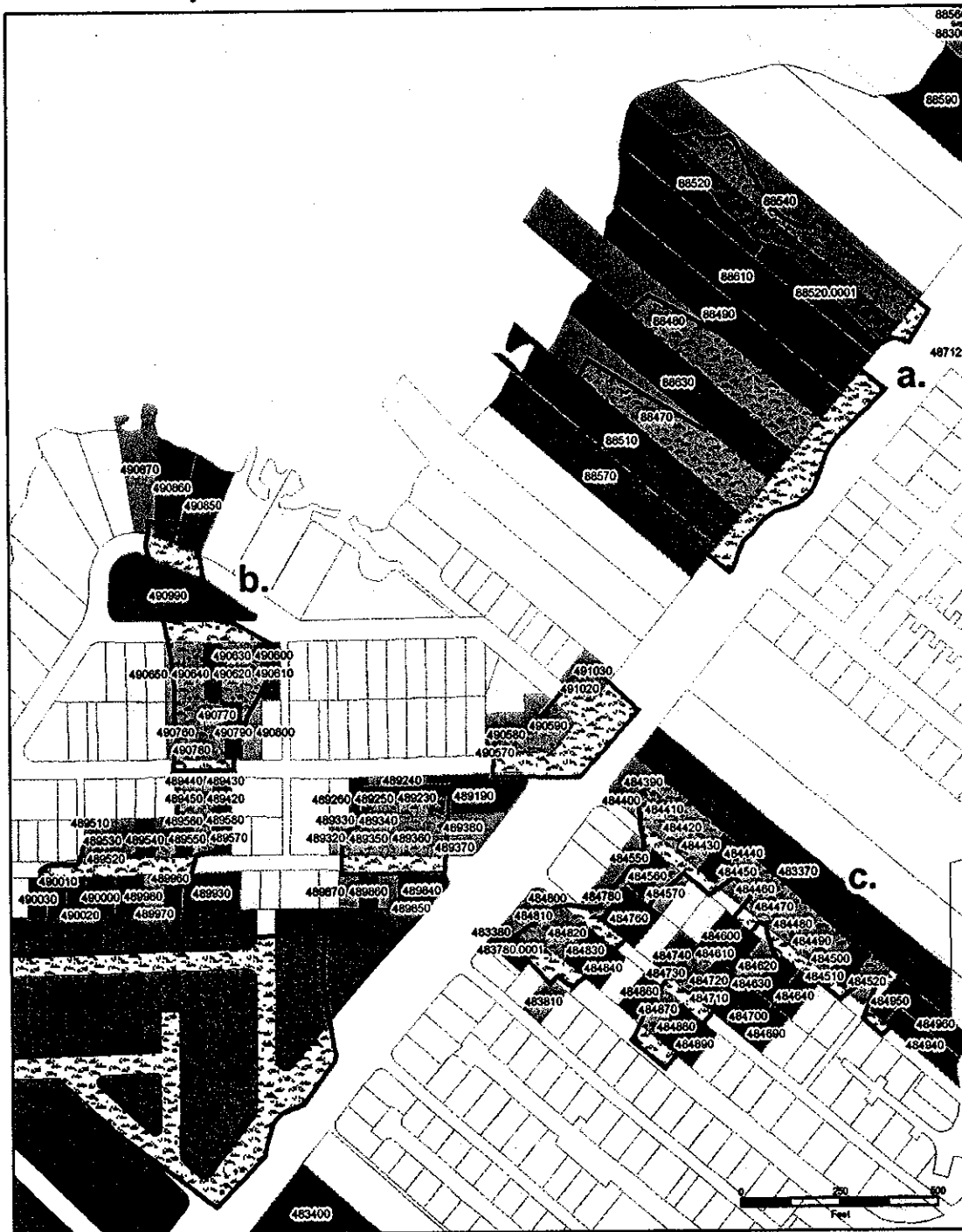
ADID Upland Habitat		Ownership	
	1 Acre - 1.99 Acres		Private Vacant Parcel
	2 Acres and Greater		Developed Parcel
			Public Parcel
Land Designation		Labeled with Real Estate Number	
	Conservation and Natural Areas		
	Military Land		



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5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 8



a. Developed –Large SR lot remaining, No acquisition recommended
b and c Developed and fragmented – Less than one acre. No acquisition recommended.

ADID Upland Habitat

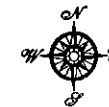
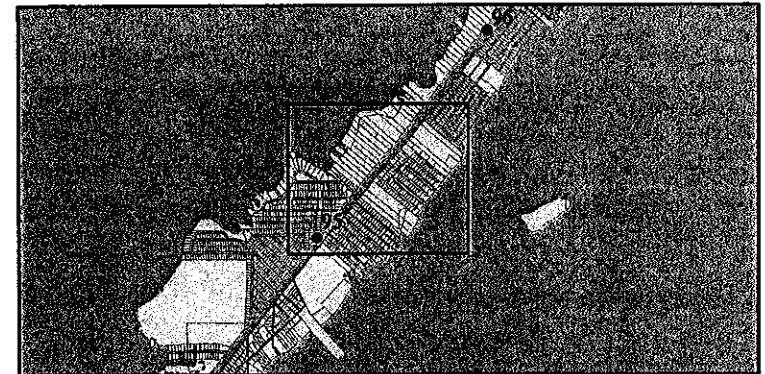
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

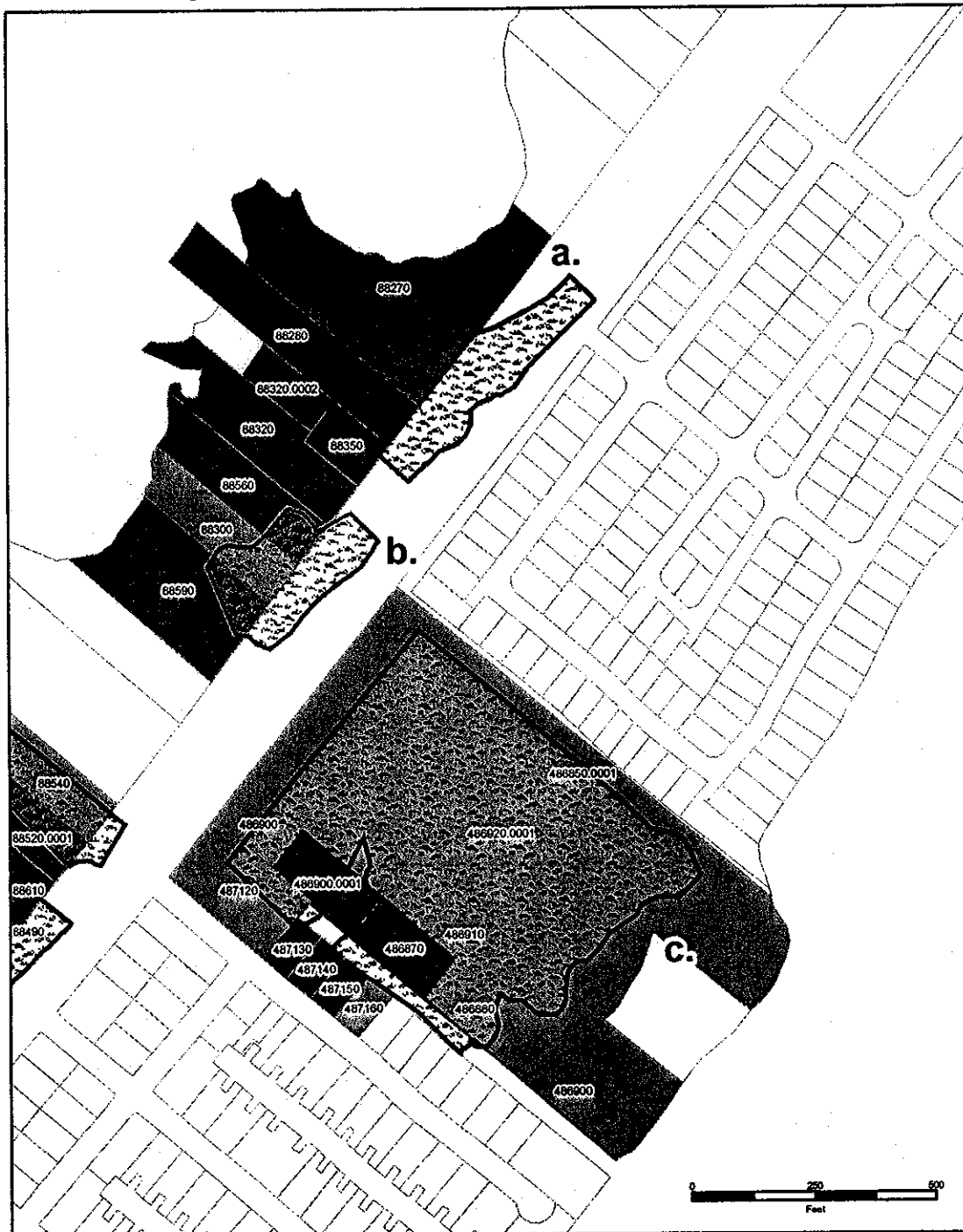
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 9



a. Public owned
b and c Developed - Large SR lot remaining, No acquisition recommended

ADID Upland Habitat

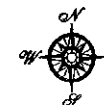
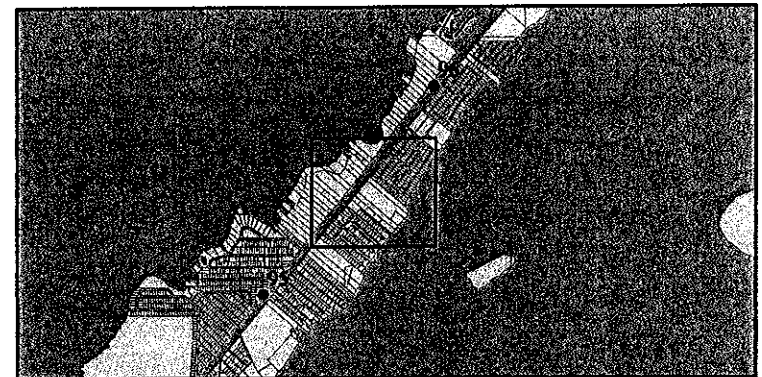
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

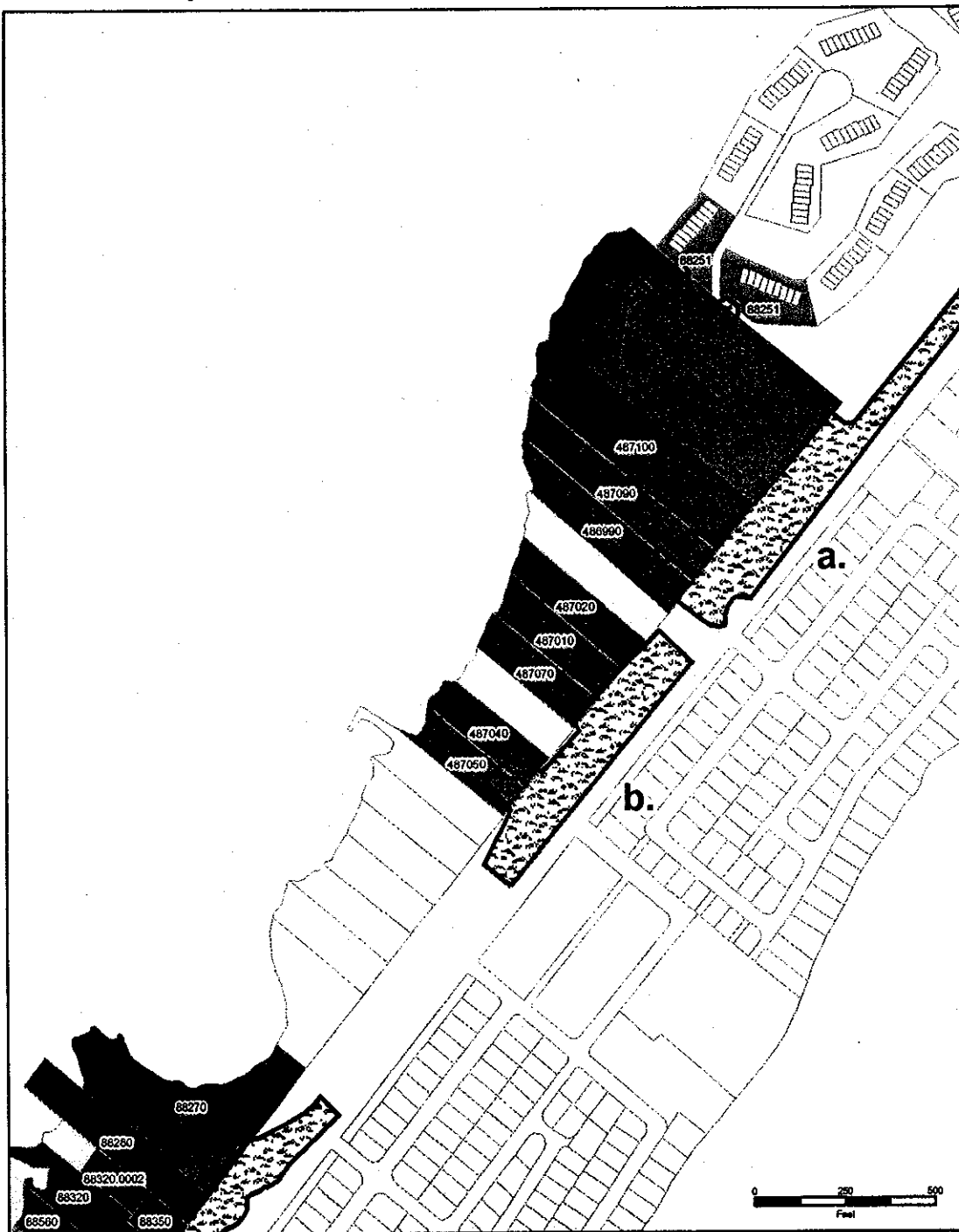
- Private Vacant Parcel
- Developed Parcel
- Public Parcel
Labeled with Real Estate Number



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5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 10



Developed – Large SR lot remaining
No acquisition recommended

ADID Upland Habitat

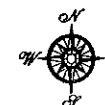
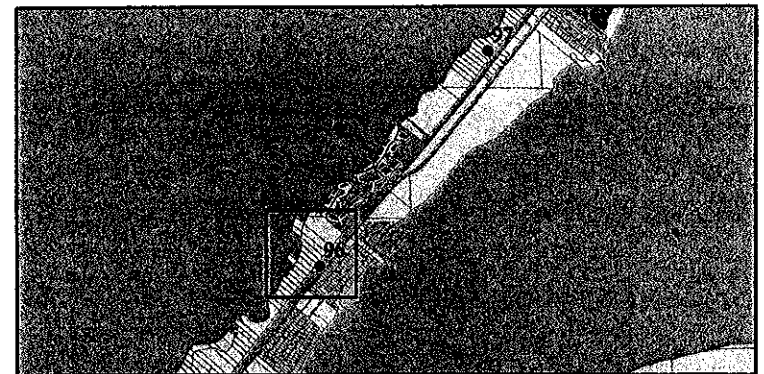
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

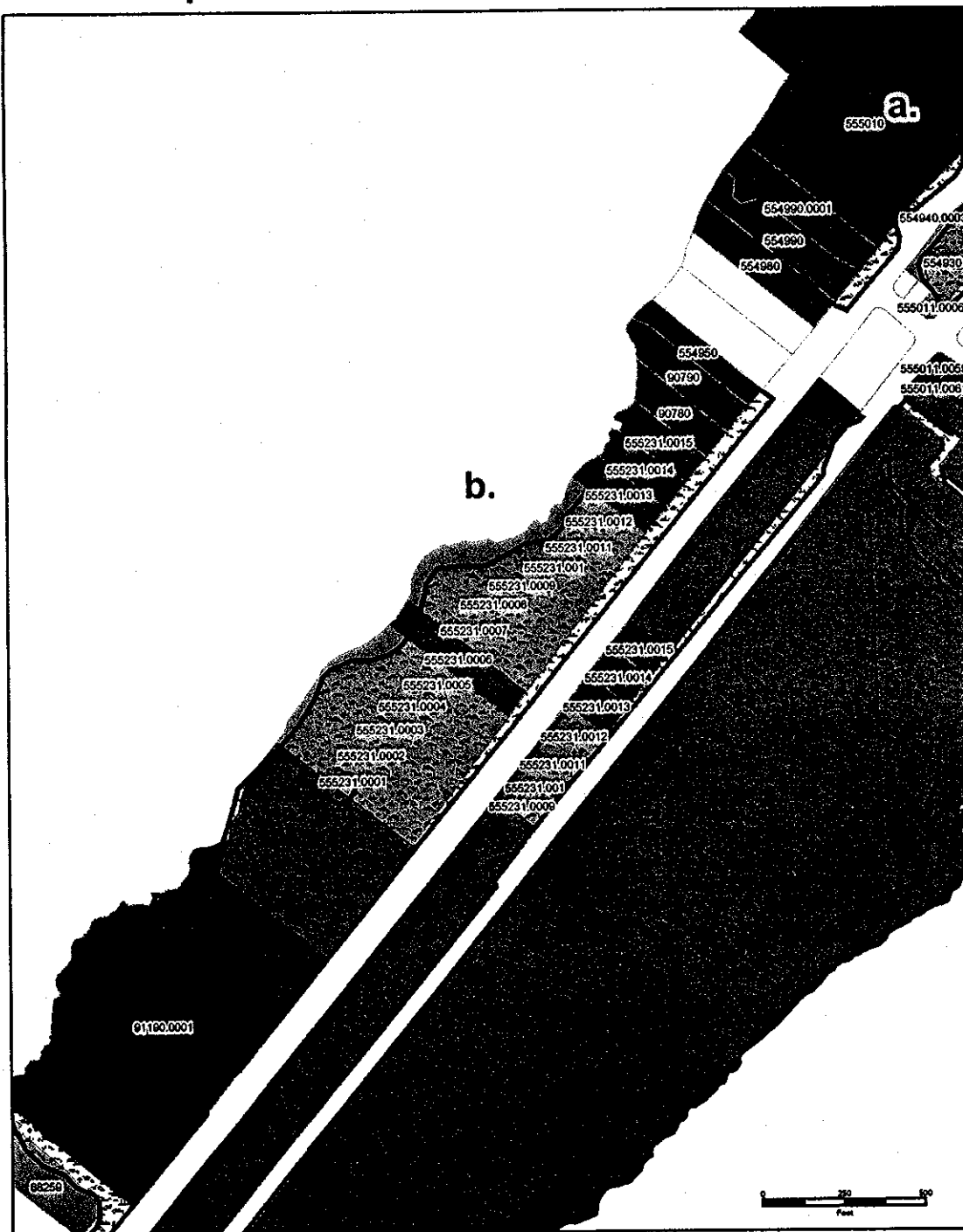
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.








5/26/04

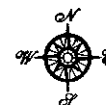
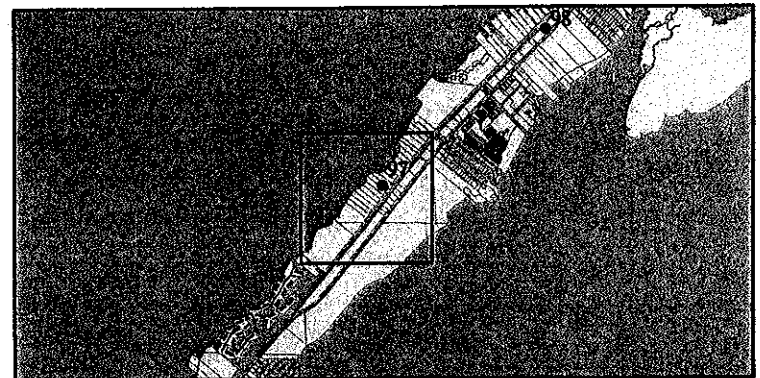
Upland Outside the CNA with Ownership Information: Upper Keys Map 11



a. Developed and fragmented – less than one acre, No acquisition recommended

b. Vested SR lots, Coral Coast, open space in medium—No acquisition recommended.

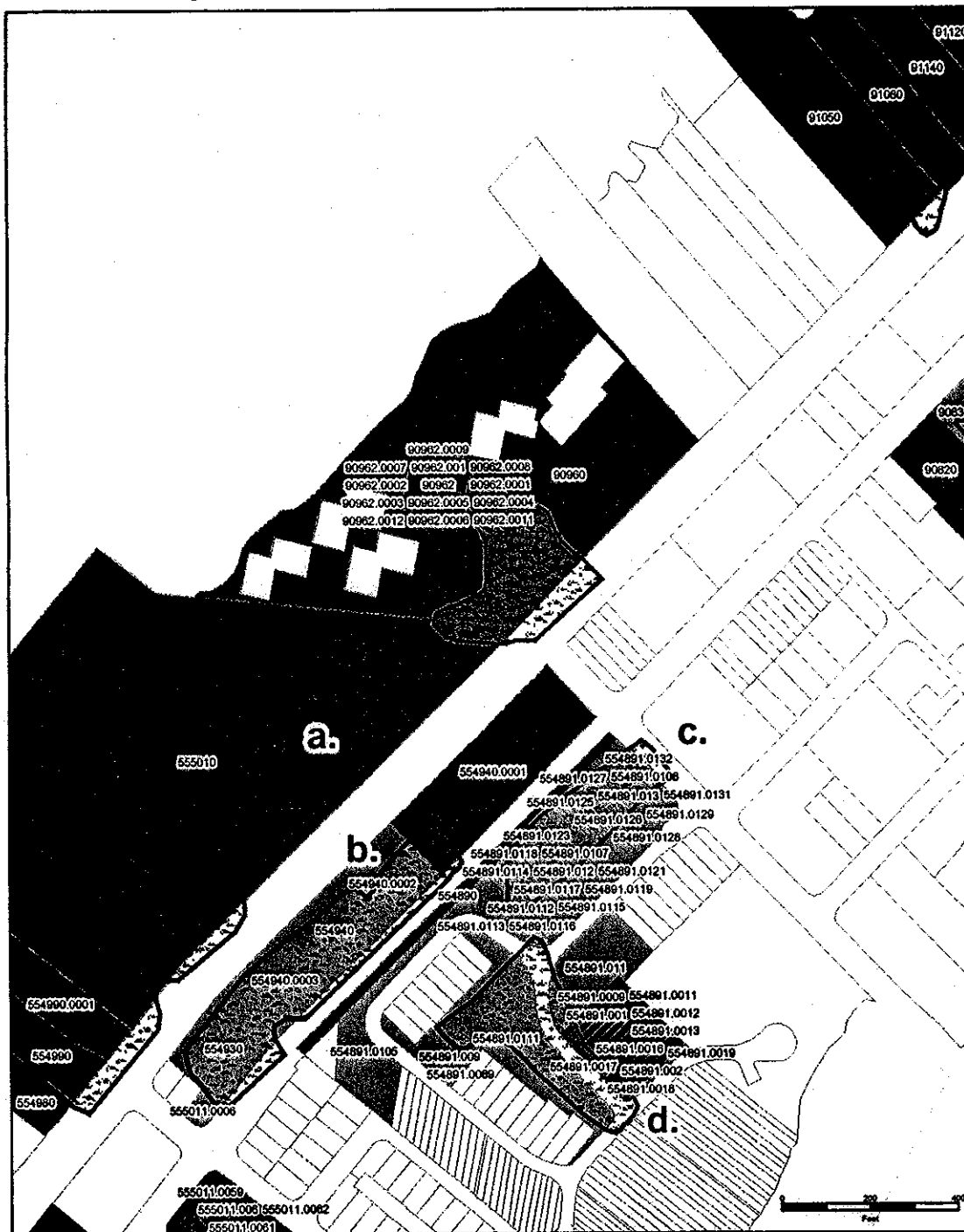
ADID Upland Habitat		Ownership	
	1 Acre - 1.99 Acres		Private Vacant Parcel
	2 Acres and Greater		Developed Parcel
			Public Parcel
Land Designation  Conservation and Natural Areas  Military Land		Labeled with Real Estate Number	



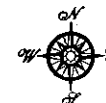
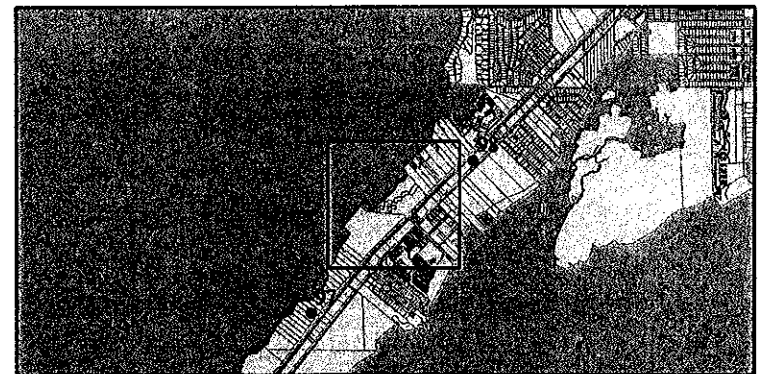
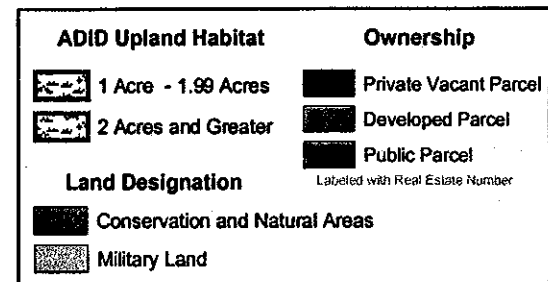
This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 12

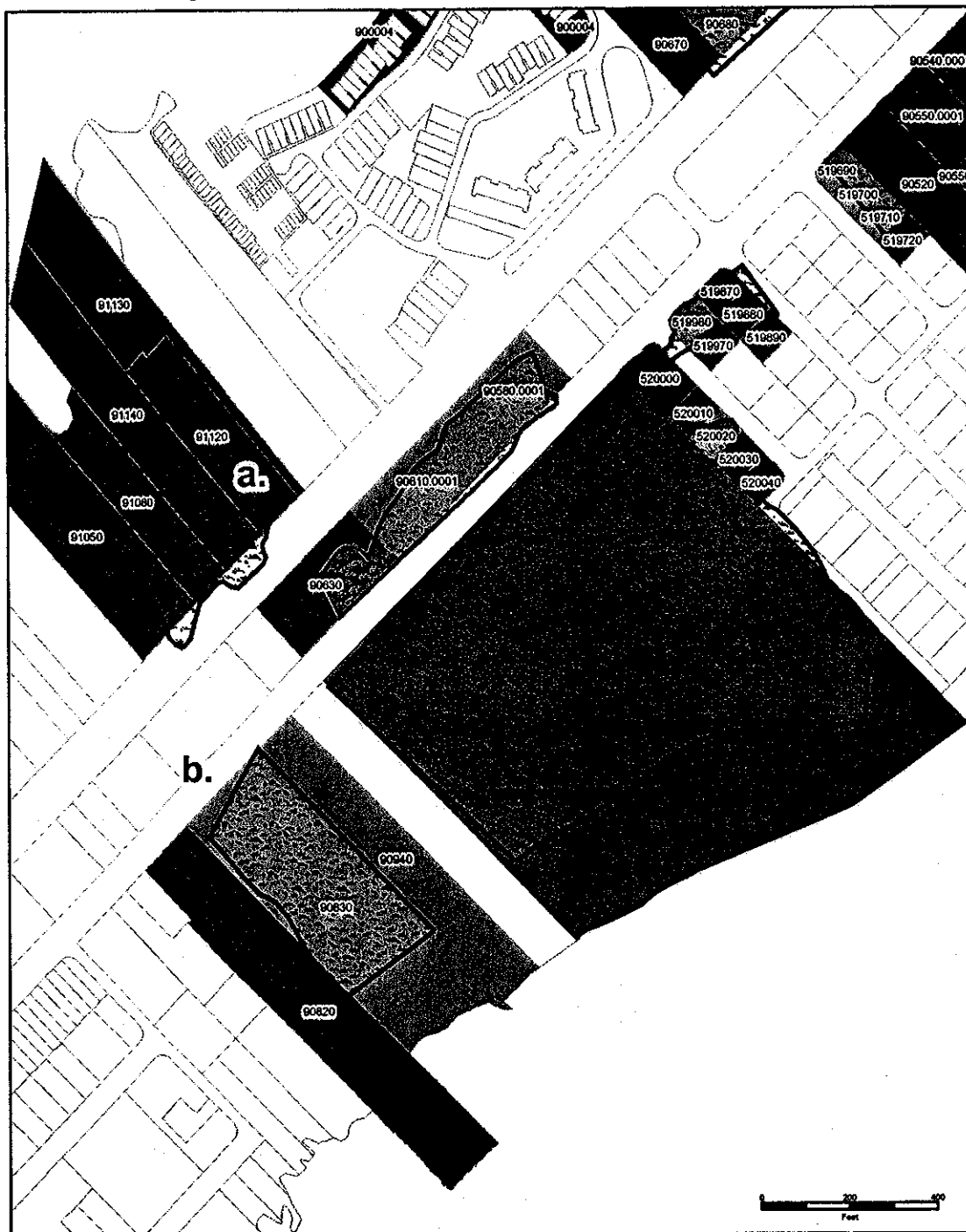


- a. North of US #1 Developed and fragmented – less than one acre, No acquisition recommended.
- b. Third Priority – Linear patch of 200 feet or more on US #1
- c. Fourth priority – isolated one to two acre patches
- d. Developed - Open space for Mariners Club



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Upland Outside the CNA with Ownership Information: Upper Keys Map 13



a. North of US #1, Developed and fragmented – less than one acre, No acquisition recommended
 b. Developed - Large SR lot remaining–No acquisition recommended
 Remaining scattered patches
 Developed and fragmented - less than one acre, No acquisition recommended.

ADID Upland Habitat

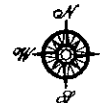
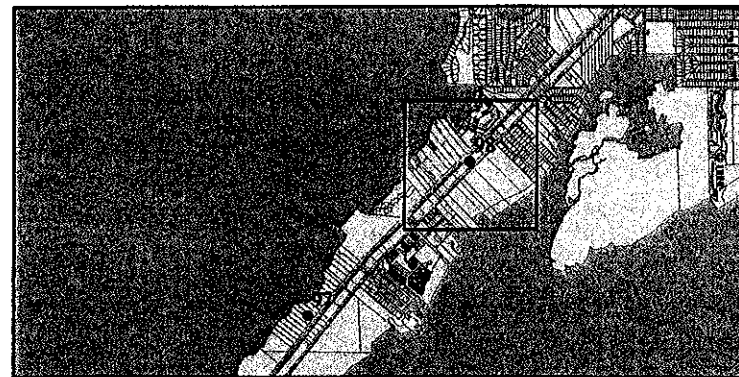
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number

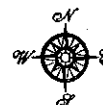
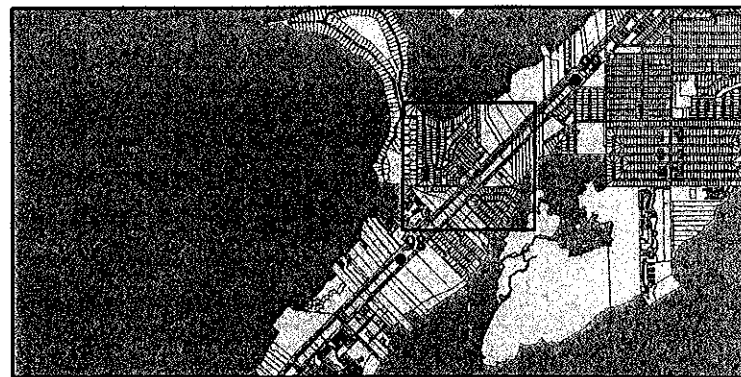
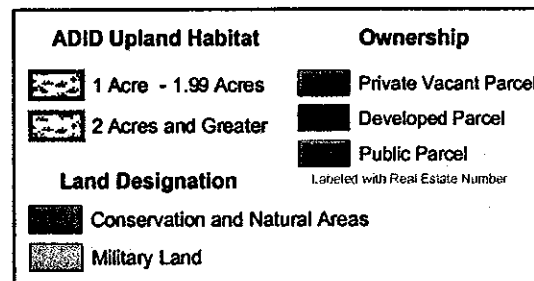


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Upland Outside the CNA with Ownership Information: Upper Keys Map 14

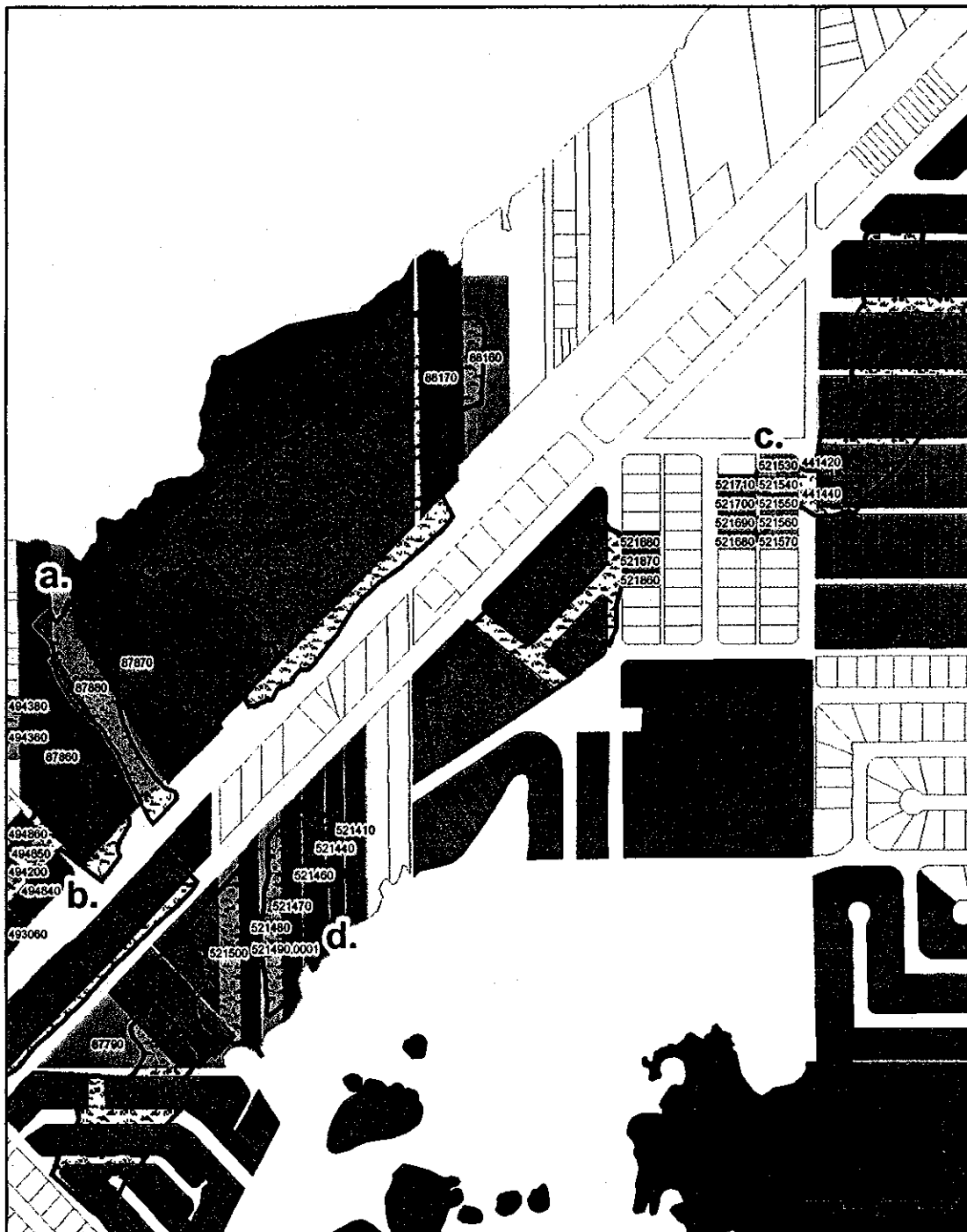


- a. and c. Developed and fragmented – less than one acre, No acquisition recommended
- b. Second Priority – parcel of two to four acres



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Upland Outside the CNA with Ownership Information: Upper Keys Map 15



- a. Second Priority – Adjacent to publicly owned lands and/or Third Priority – linear patch of more than 200 feet on US #1.
- b. and c. Developed and fragmented – Less than one acre, No acquisition recommended.
- d. Acquire undeveloped lot adjacent to the CNA and expand the CNA. Developed - Remaining SR lot, No acquisition recommended

ADID Upland Habitat

- 1 Acre - 1.99 Acres
- 2 Acres and Greater

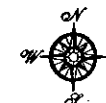
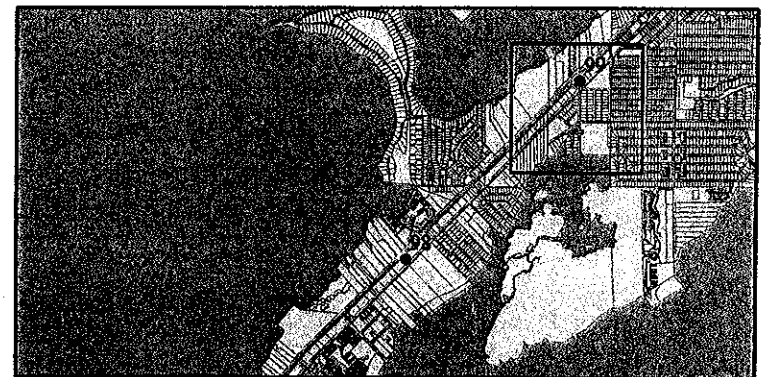
Ownership

- Private Vacant Parcel
- Developed Parcel
- Public Parcel

Land Designation

- Conservation and Natural Areas
- Military Land

Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Upper Keys Map 16



a. and b. Priority 4 - Parcels in small patches of one to two acres – Site visit required.
c. Second Priority Between 2 and 4 acres.

ADID Upland Habitat

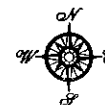
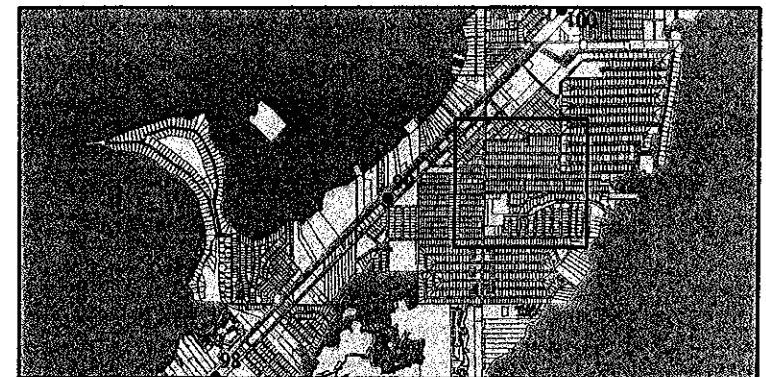
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

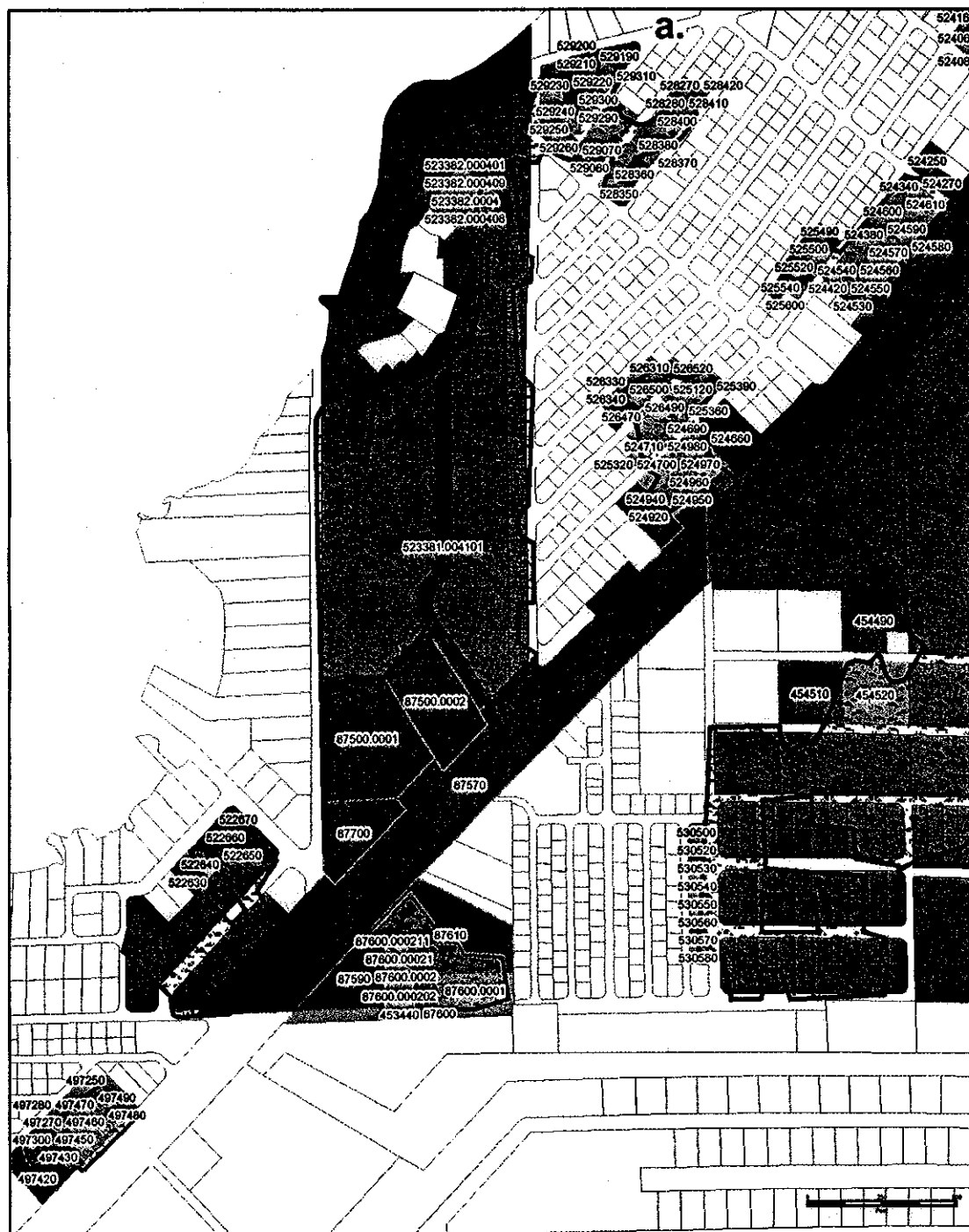
Ownership

- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Upper Keys Map 17



a. First Priority - Include in the CNA
Remaining patches - Developed and
fragmented, less than one acre, no
acquisition recommended.

ADID Upland Habitat

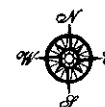
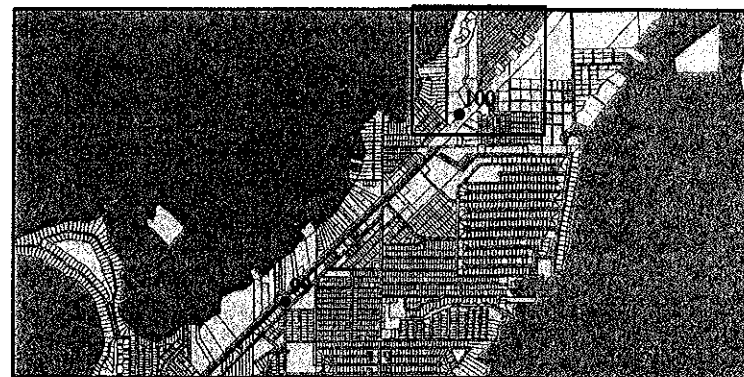
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

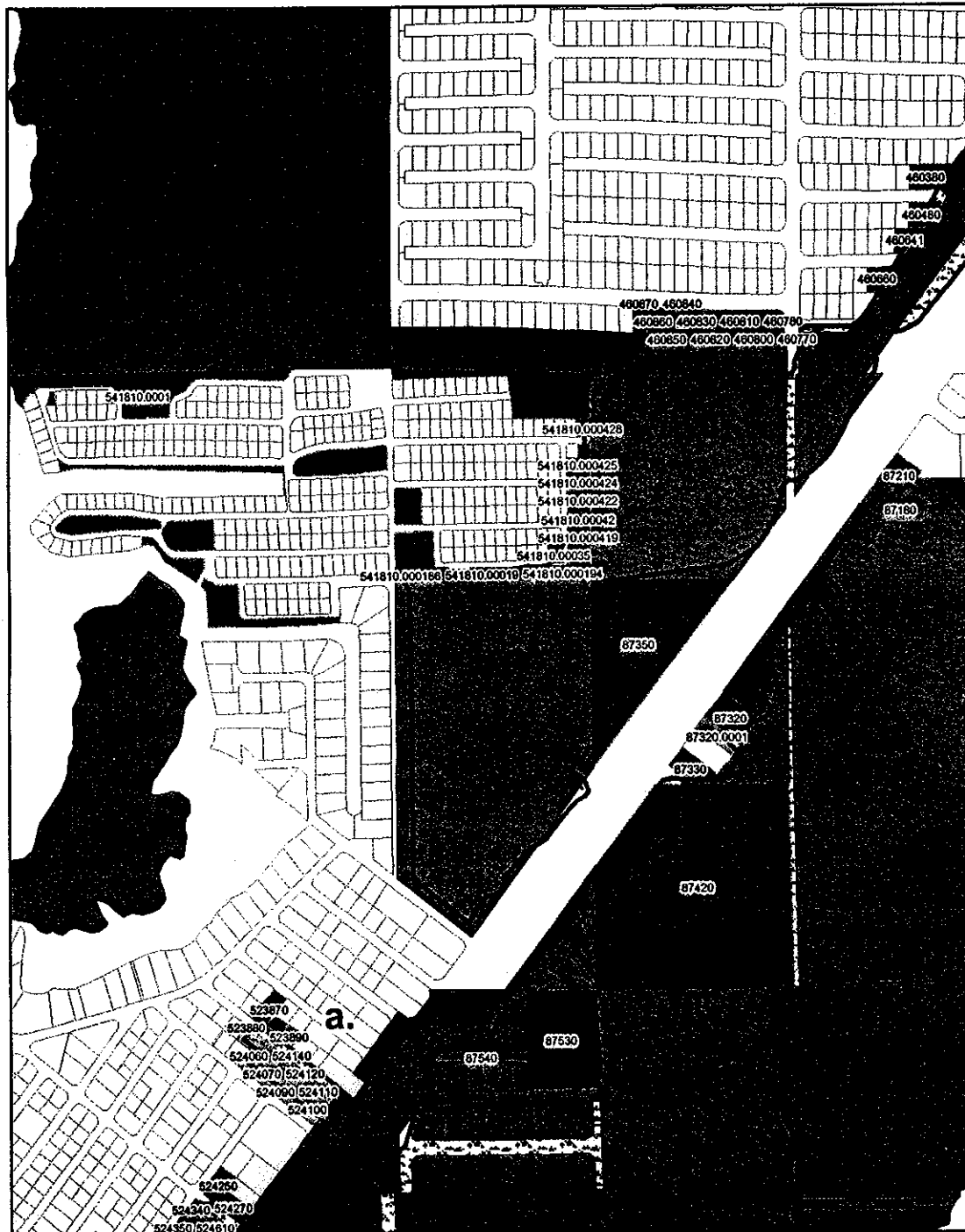
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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right of ways, or identification information.

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Upland Outside the CNA with Ownership Information: Upper Keys Map 18



a. Fourth priority – isolated one to two acre patches

ADID Upland Habitat

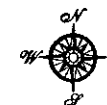
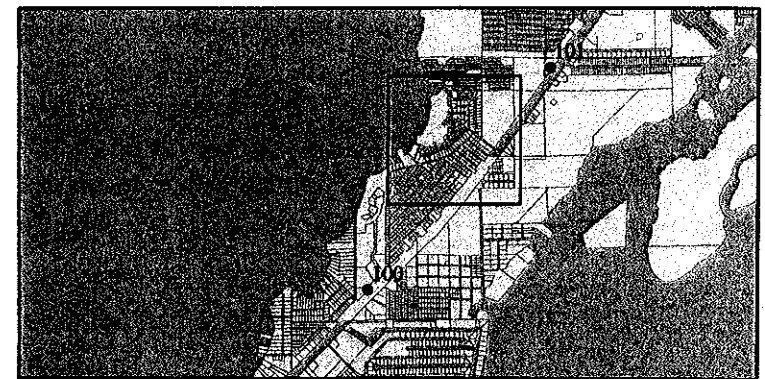
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

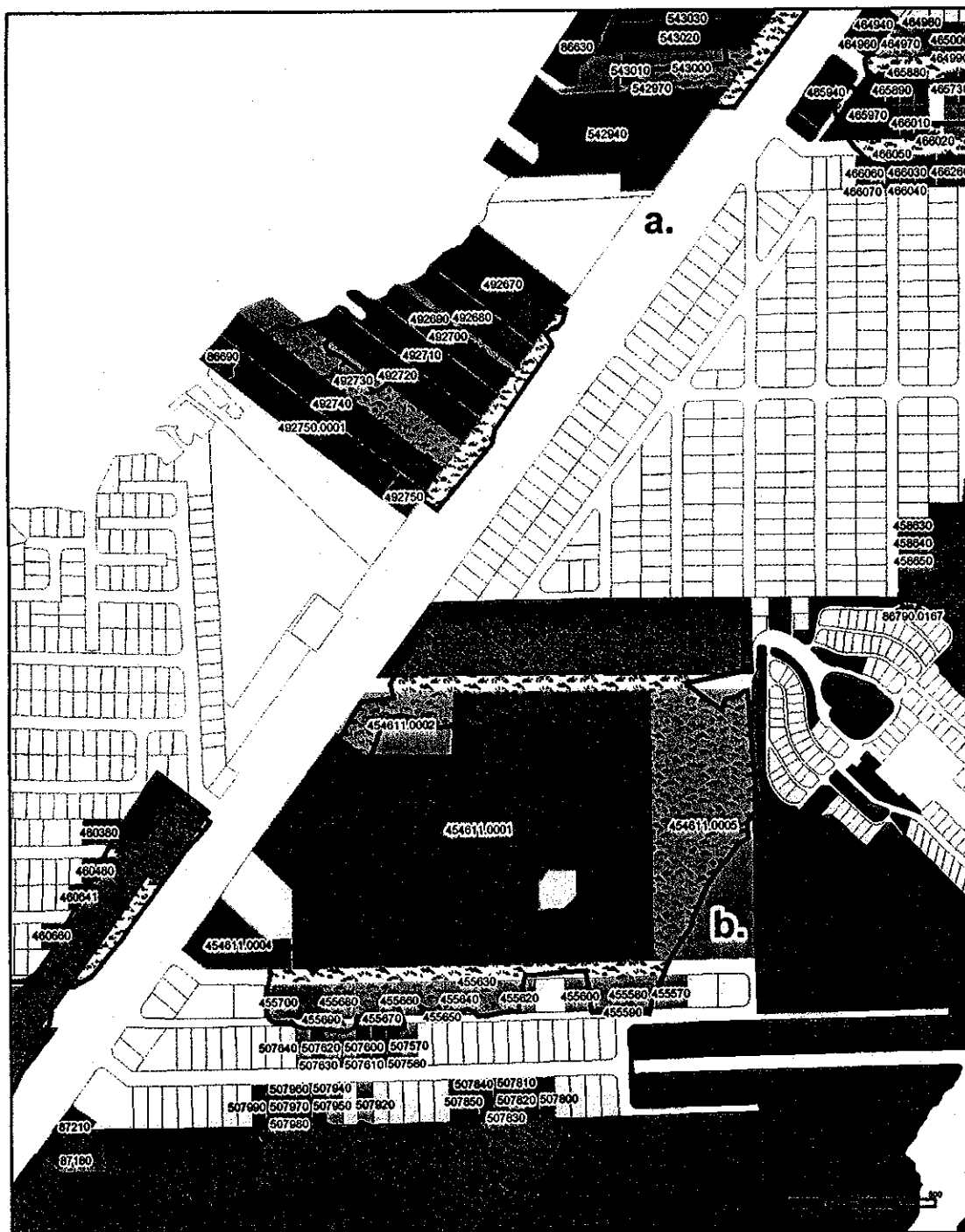
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 19



- a. North of US #1 Developed and fragmented - less than one acre remaining, or large SR lot, No acquisition recommended.
- b. Tradewinds Hammock approved affordable housing project.

ADID Upland Habitat

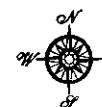
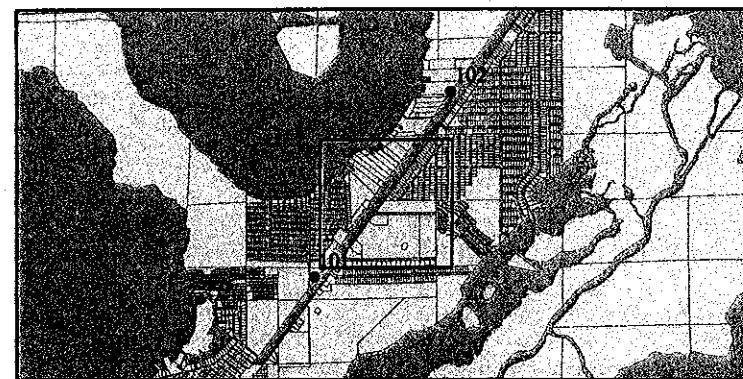
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

Ownership

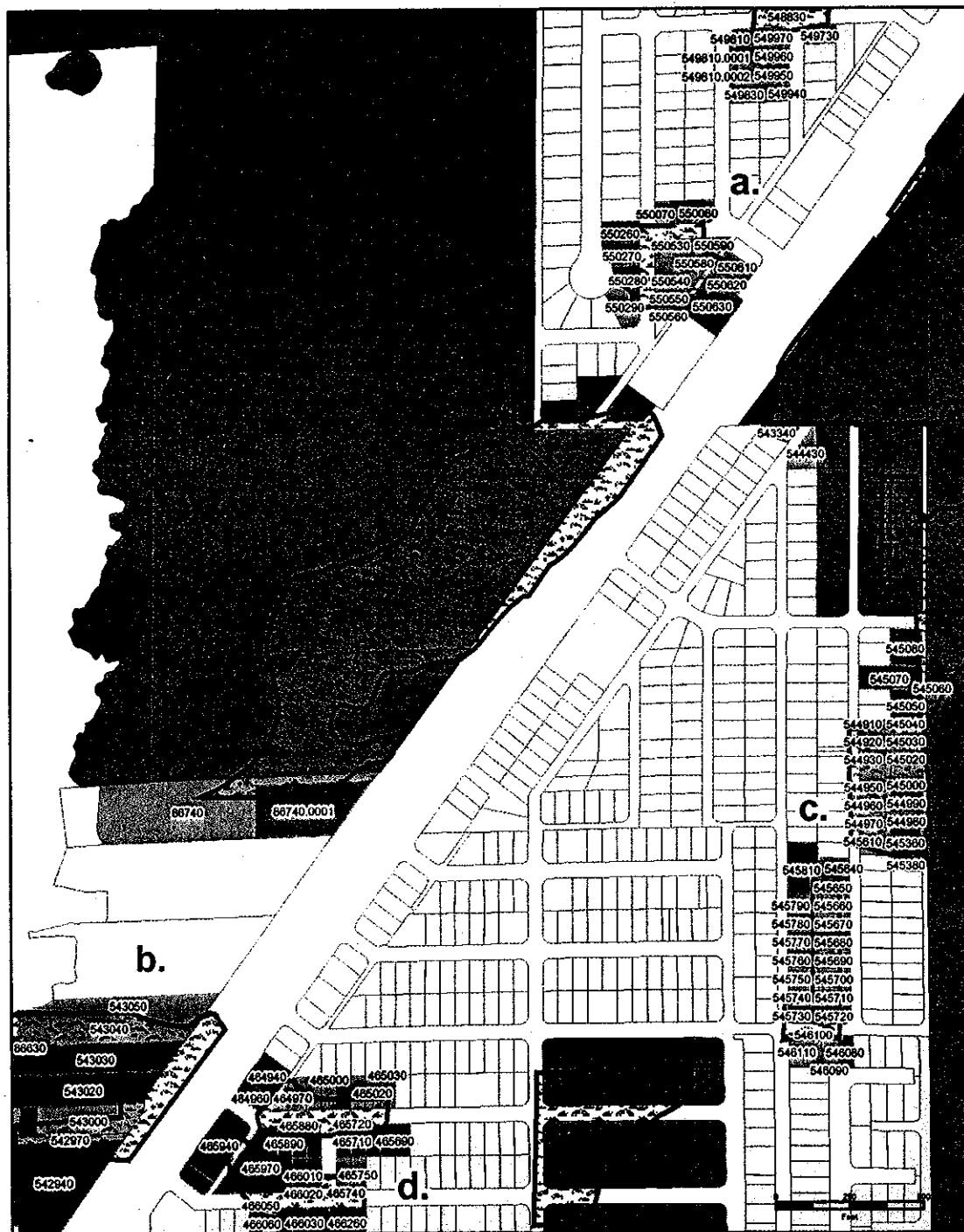
- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number



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Upland Outside the CNA with Ownership Information: Upper Keys Map 20



- a. North of US #1 Developed and fragmented - less than one acre remaining, No acquisition recommended.
- b. Developed SR lots remaining -No acquisition recommended.
- c. South of US #1 Fourth priority - isolated one to two acre patches
- d. Developed and fragmented- less than one acre remaining, No acquisition recommended.

ADID Upland Habitat



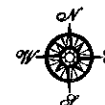
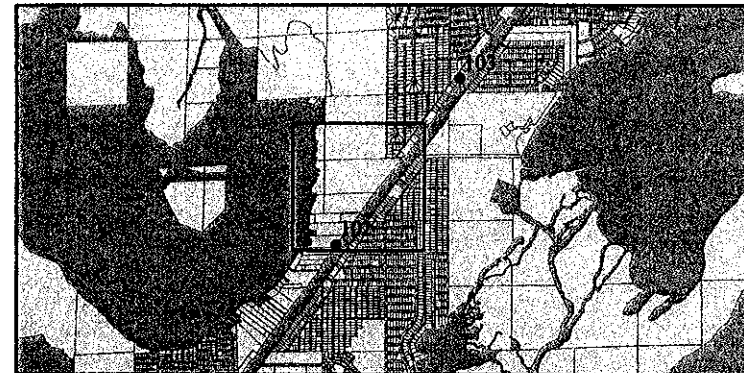
1 Acre - 1.99 Acres
2 Acres and Greater

Ownership

Private Vacant Parcel
Developed Parcel
Public Parcel
Labeled with Real Estate Number

Land Designation

Conservation and Natural Areas
Military Land



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Upland Outside the CNA with Ownership Information: Upper Keys Map 21



- a. Third Priority – linear patch of more than 200 feet on US #1.
- b. Forth Priority - isolated one to two acre patches.
- c and d. Developed and fragmented with less than one acre remaining, No acquisition recommended.

ADID Upland Habitat

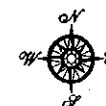
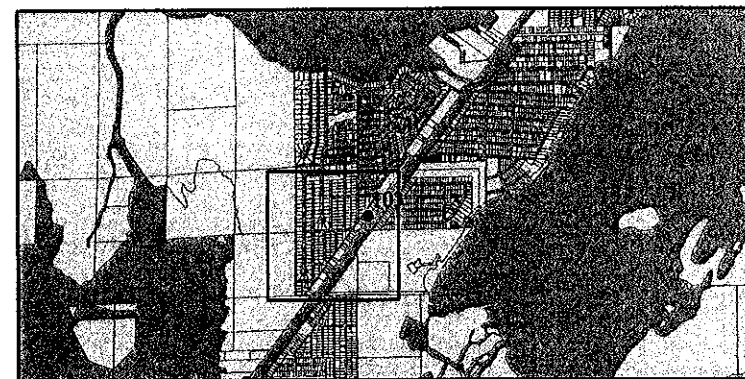
- 1 Acre - 1.99 Acres
- 2 Acres and Greater

Land Designation

- Conservation and Natural Areas
- Military Land

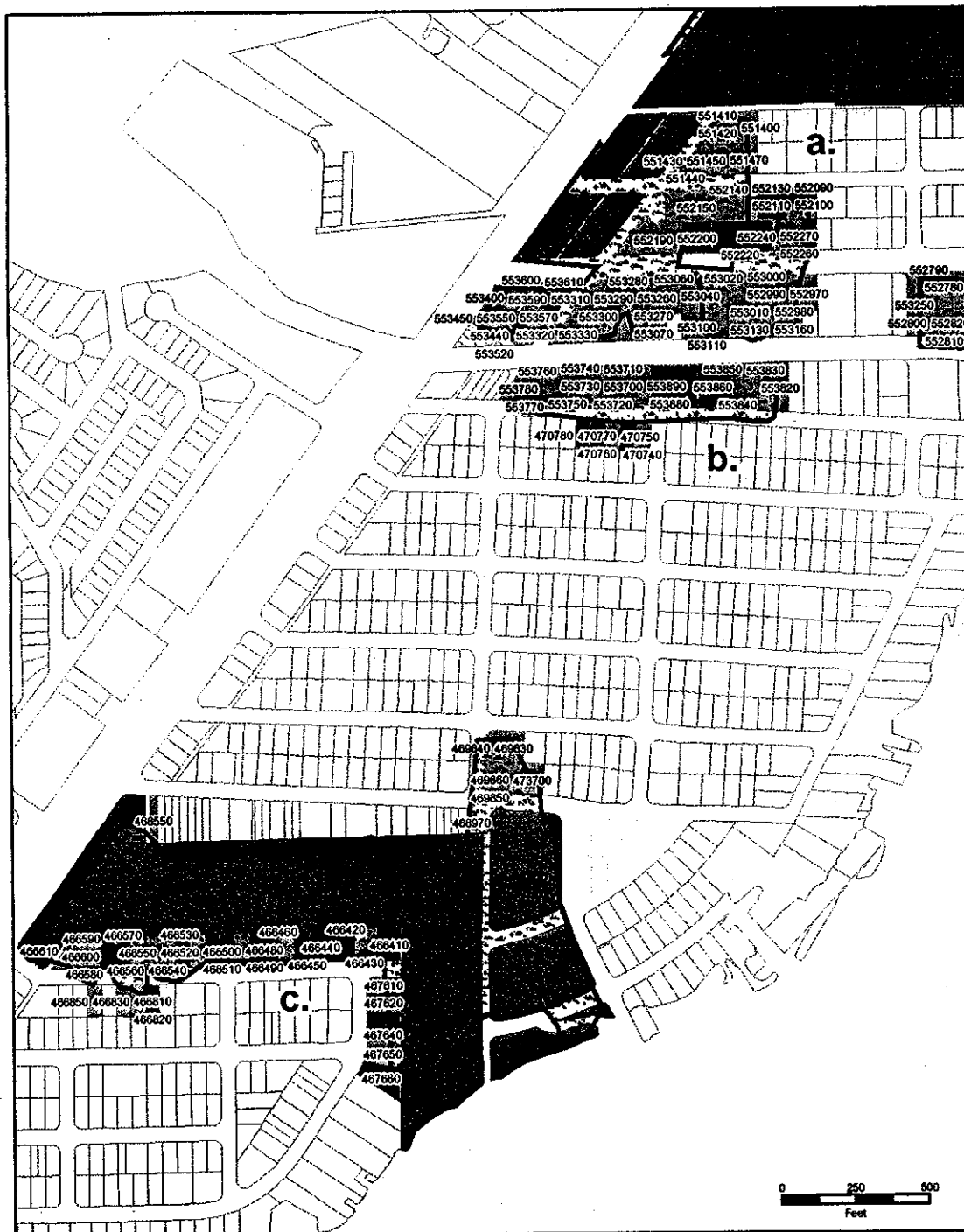
Ownership

- Private Vacant Parcel
 - Developed Parcel
 - Public Parcel
- Labeled with Real Estate Number

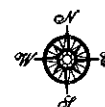
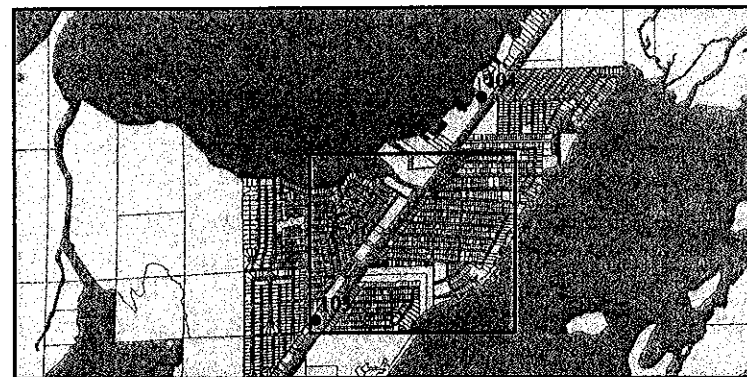
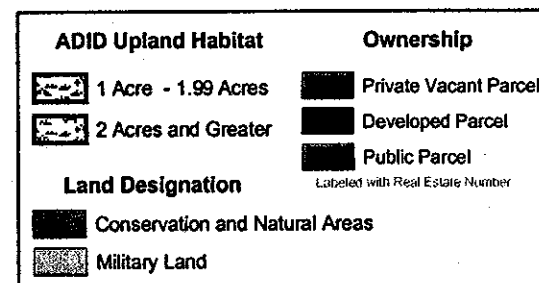


This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.
5/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 22

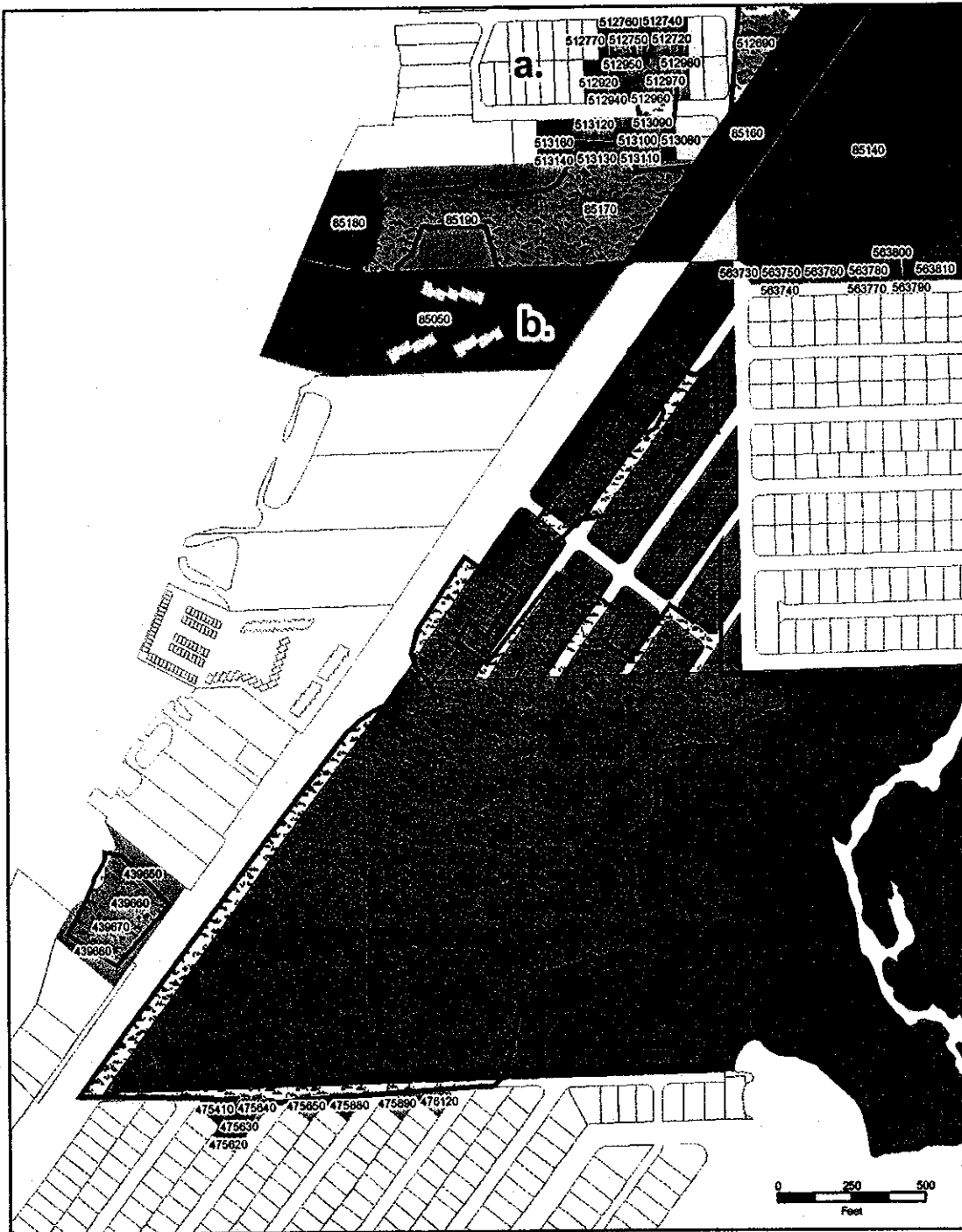


- a. Forth Priority - isolated one to two acre patches
- b. Developed and fragmented with less than one acre remaining, No acquisition recommended.
- c. Acquire undeveloped lots adjacent to the CNA and expand the CNA.

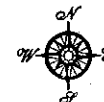
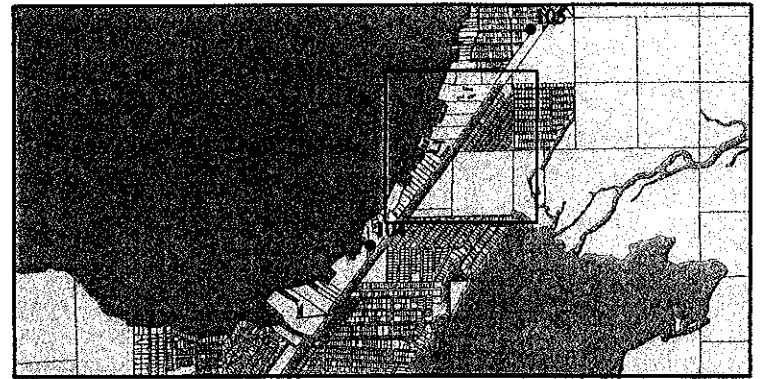
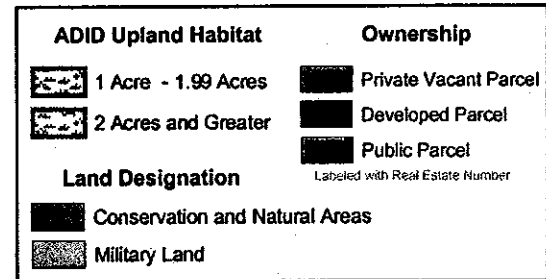


This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

Upland Outside the CNA with Ownership Information: Upper Keys Map 23



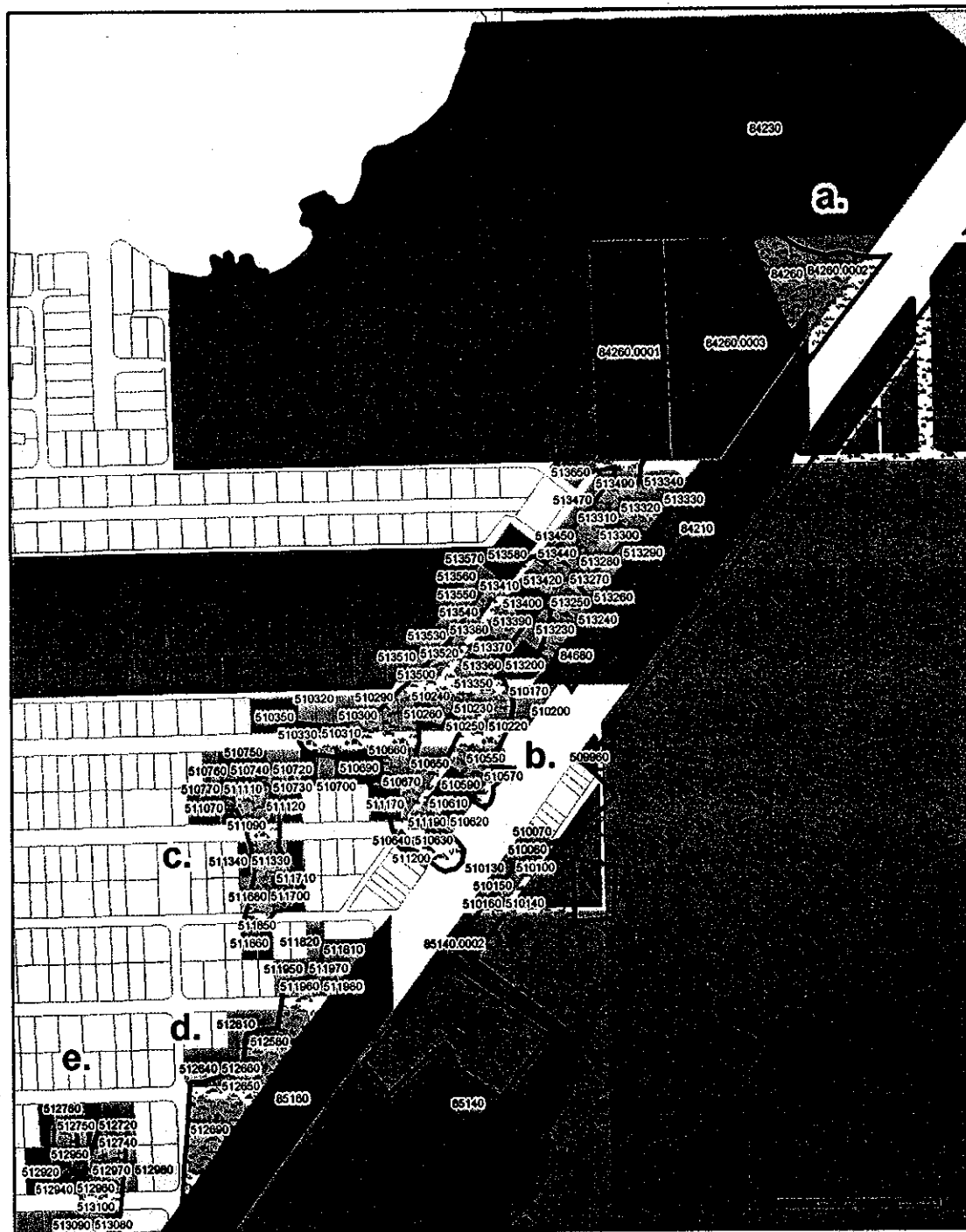
- a. Developed and fragmented with less than one acre remaining, No acquisition recommended.
- b. Acquire undeveloped lots adjacent to the CNA and expand the CNA.










This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

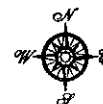
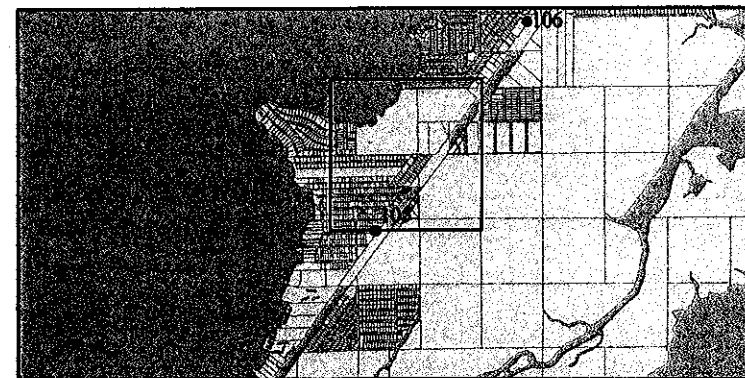
S/26/04

Upland Outside the CNA with Ownership Information: Upper Keys Map 24



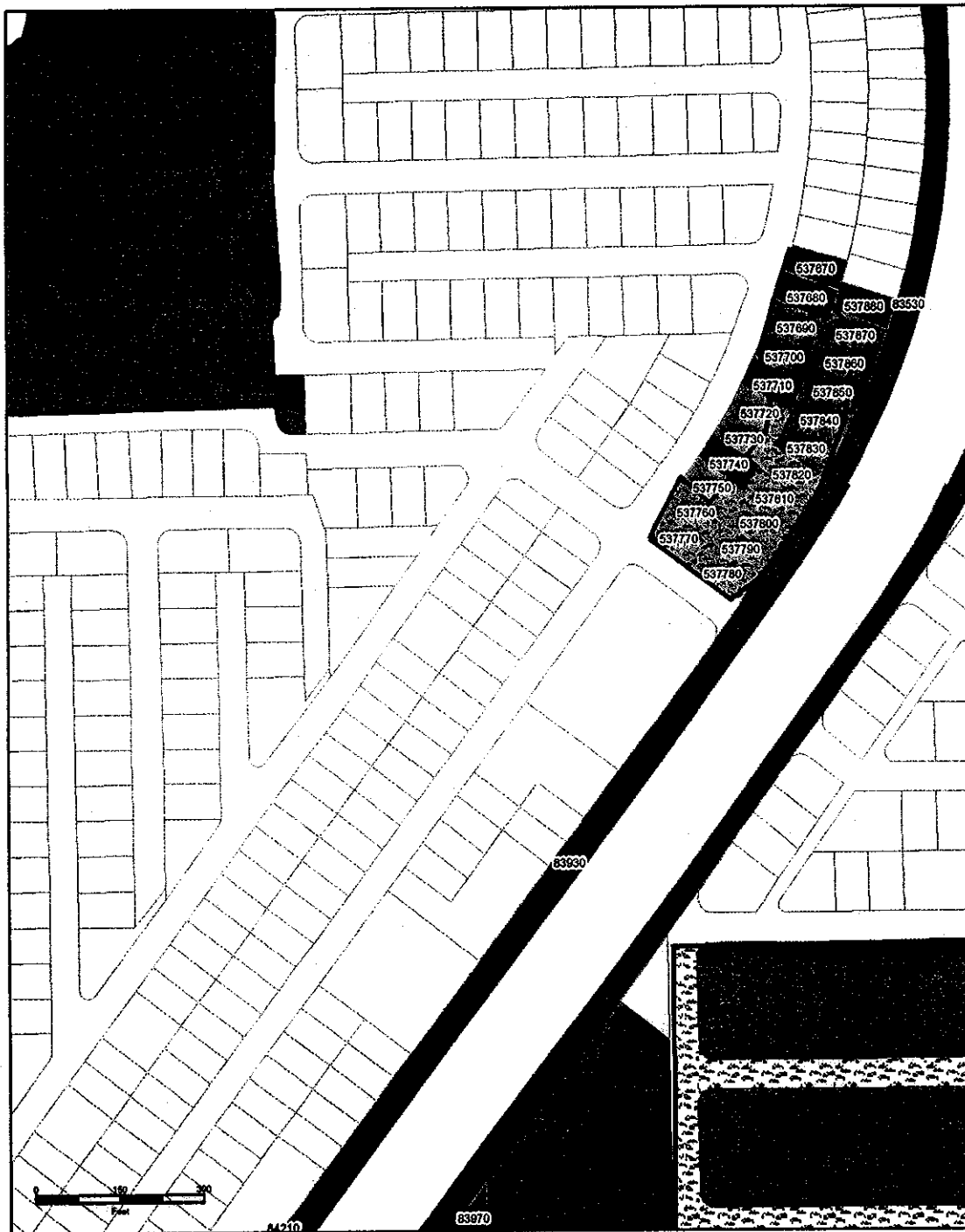
a. and d. Third Priority – linear patch of more than 200 feet on US #1
b. Forth Priority - isolated one to two acre patches, need to field verify.
c. and e. Developed and fragmented with less than one acre remaining, No acquisition recommended.

ADID Upland Habitat		Ownership	
	1 Acre - 1.99 Acres		Private Vacant Parcel
	2 Acres and Greater		Developed Parcel
			Public Parcel
Land Designation		Labeled with Real Estate Number	
	Conservation and Natural Areas		
	Military Land		

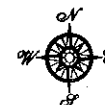
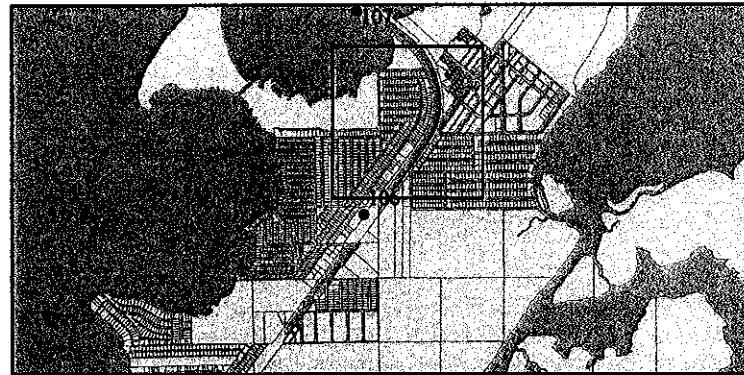
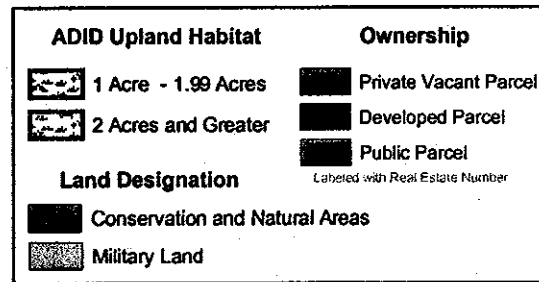


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Upland Outside the CNA with Ownership Information: Upper Keys Map 25



Second Priority – Adjacent to publicly owned lands and/or Third Priority – linear patch of more than 200 feet on US #1.



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5/26/04